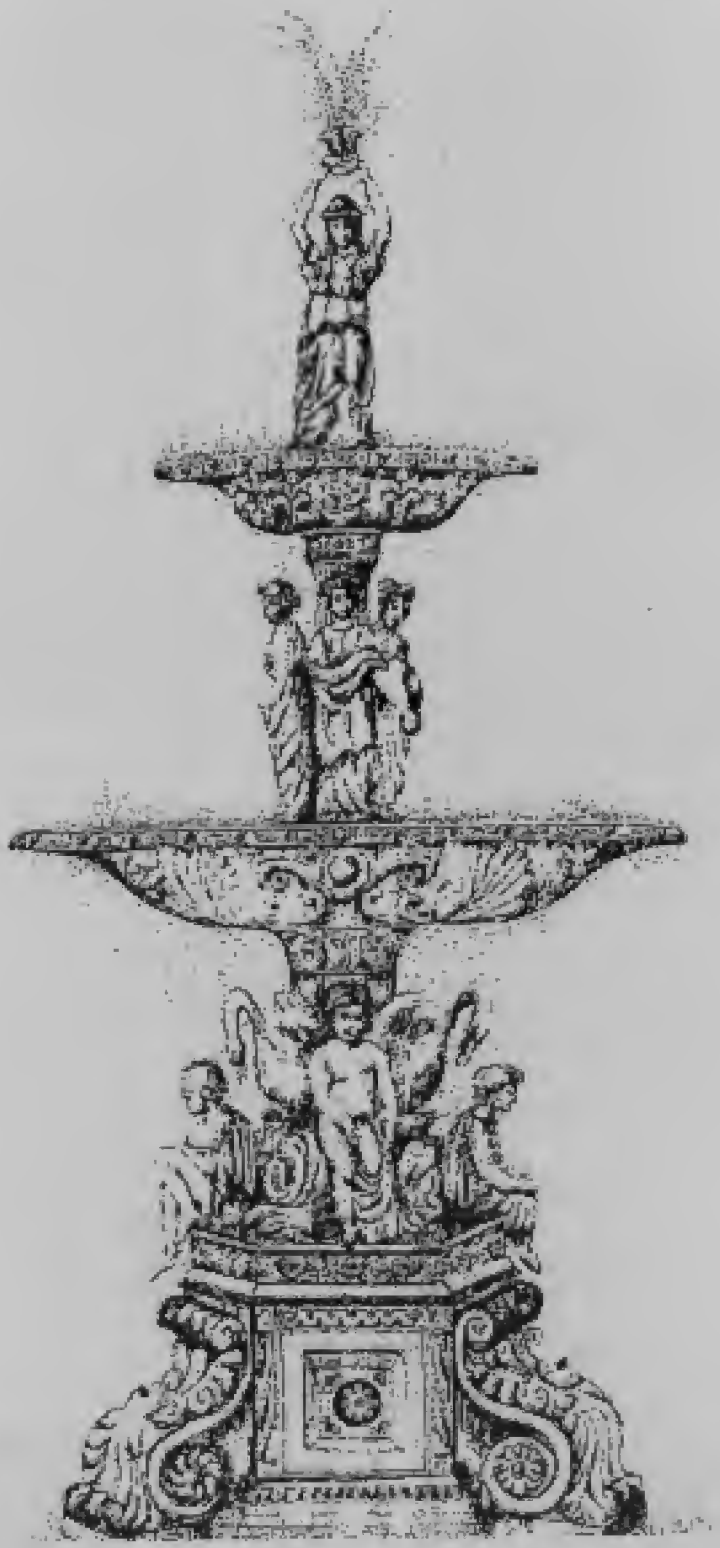
Woodruff Place Historic Area Preservation Plan



Historic Area Preservation Plan

WOODRUFF PLACE HISTORIC AREA

(HA-29 (WP))

A part of the
Comprehensive Plan for Marion County

Adopted by the Indianapolis Historic Preservation Commission

September 5, 2001

Adopted by the Metropolitan Development Commission

September 19, 2001

Prepared by:

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I. INTRODUCTION

(Looking North on East Drive from Centennial Fountain, date unknown [Bass Photos])

I. INTRODUCTION

The Woodruff Place Historic Area takes its name from its founder, James O. Woodruff. The area, approximately eighty acres containing 261 parcels, is located on the near east side of downtown Indianapolis approximately 10 blocks east of the original Mile Square of the 1821 Ralston Plan for Indianapolis. Woodruff Place is known for its rich historical and architectural heritage. In almost every aspect of its character – its plan, its architecture, its statuary, and its long tradition of autonomy – Woodruff Place occupies a unique position among comparable residential areas in Indianapolis and Marion County.

For many years, the Woodruff Place area has been recognized as an area of local and national historic significance. On July 31, 1972, Woodruff Place (including the buildings, streets, alleys, esplanades, etc.) achieved national recognition when it was placed on the National Register of Historic Places. In 1977, the IHPC prepared a preservation plan, but the adoption process was never completed. Although the area has seen steady improvement over the years and the Woodruff Place Civic League has undertaken significant preservation efforts, some Woodruff Place residents have been concerned that protection is needed to preserve Woodruff Place's heritage into the future. In 1999, at the request of the membership of the Woodruff Place Civic League, representatives of the League embarked on formulation of an historic area preservation plan using the seven step process laid out in *The Preservation Plan Workbook* developed by the IHPC.

Between 1999 and 2001, public meetings of neighborhood property owners were convened to analyze area planning issues. Neighborhood residents drafted preservation plan objectives, recommendations, and design guidelines, and consulted regularly on the writing of their area plan with the IHPC staff.

The plan is aimed at aiding neighborhood residents, property owners, the Woodruff Place Civic League, and government agencies in preserving the remaining heritage in Woodruff Place by requiring an architectural review process to be conducted by the IHPC. The Plan offers guidelines to assist property owners when exterior alterations, additions, or new construction are desired. A full range of preservation and development issues are also addressed in the Plan.

The following plan was prepared in accordance with the State Statute IC 36-7-11.1 which establishes and empowers the Indianapolis Historic Preservation Commission. After approval of this plan by the IHPC and its adoption by the Metropolitan Development Commission as a part of the Marion County Comprehensive Plan, the provisions and requirements of IC 36-7-11.1 and this plan will apply to all property and structures within the Woodruff Place Historic Area.

II. HISTORIC AREA DELINEATION

(Fountain, East Drive at Cross Drive, c. 1918)

II. HISTORIC AREA DELINEATION

BACKGROUND

The area encompassed by this preservation plan occupies an eighty-acre site on the near eastside of Indianapolis. The rectangular shaped district is roughly bounded by East 10th Street on the north; East Michigan Street on the south; the eastern edge of the alley which abuts the rear of the properties on the east side of Woodruff Place East Drive on the east; and the western property lines of lots on the west side of Woodruff Place West Drive on the west. Woodruff Place is approximately three blocks wide (1700–1900 east, along East Michigan and East 10th Streets) and approximately five blocks long (500–1000 north, between Michigan and 10th Streets). Three north-south streets (West, Middle and East Drives) traverse Woodruff Place and one east-west drive, Cross Drive, intersects the other streets halfway between 10th and Michigan Streets.

The boundaries chosen mirror the original Woodruff Place plat recorded in the Marion County Recorder's Office in 1876 as well as those boundaries identified in the Woodruff Place National Register of Historic Places Nomination Form accepted to the Register on the May 24, 1972.

The district was originally a planned neighborhood and is known as one of the first self-contained Victorian residential subdivisions in the nation. Its original boundaries were well-defined by entrance walls and fences on 10th Street. Because Woodruff Place is as important for its planning concept as it is for its significant architecture, the Woodruff Place Civic League and the IHPC staff found it appropriate to limit the district's boundaries to the resources contained within the original plat of the subdivision.

AREA BOUNDARY

The boundary officially designated by this plan is described below, (it is rectangular in shape) and is depicted on the map on page 5.

Originating at the northwest corner of Lot 59, in the Woodruff Place Addition Subdivision, the boundary line proceeds directly north to the centerline of East 10th Street and then proceeds eastward along the centerline of East 10th Street to a point directly north of the eastern edge of the alley which services Lot 180 in the Woodruff Place Addition Subdivision. From there it proceeds southward along the eastern edge of the north-south alley which abuts the rear of the properties on the east side of Woodruff Place East Drive to the centerline of East Michigan Street. It proceeds westward along the centerline of East Michigan Street to a point on the East Michigan Street centerline directly south of the southwest corner of Lot 1 in the Woodruff Place Addition Subdivision. The line continues northward along the west property line of the parcels located on the west side of Woodruff Place West Drive to the point of origin: the northwest corner of Lot 59 in the Woodruff Place Addition Subdivision.

Location in City of Indianapolis
Woodruff Place Historic District

3000 0 3000 Feet

July 20, 2001

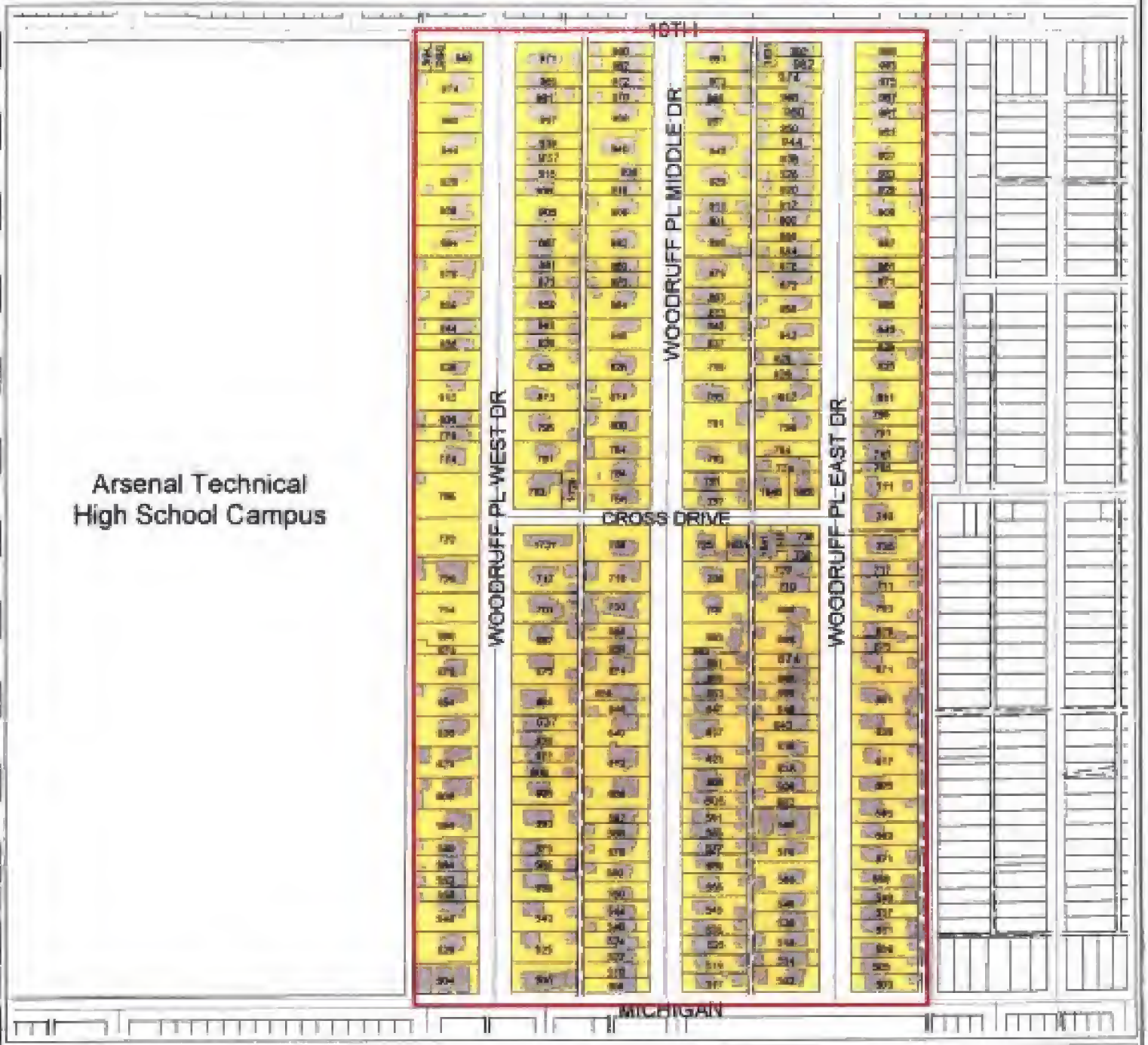
Street Centerlines-All

Produced By: The GIS Section

Data Source: The City of Indianapolis
Geographic Information Systems

The Woodruff Place Historic District

Marion County, Indiana



Woodruff buildings.shp
Underground Roads
Street Centerlines-All
Parcels

This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or merchantability.

July 19, 2001

Produced By: The GIS Section

Data Source: The City of Indianapolis
Geographic Information Systems

III. HISTORICAL & ARCHITECTURAL SIGNIFICANCE

(The Middle Drive Fountain at Cross Drive, Date Unknown [Bass Photos])

III. HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

HISTORICAL SIGNIFICANCE

The significance of Woodruff Place lies in its unique character as a planned residential suburb created within a park-like atmosphere. From the beginning, Woodruff Place possessed all the requisites of a park: three well-shaped boulevard drives bisected by grassy esplanades, spacious lots occupied by rambling frame homes and picturesque cottages, clusters of graceful cast-iron statuary crowding the esplanades, and finally, costly multi-tiered fountains located at judicious intervals along the three north-south drives.

Such was the vision of James O. Woodruff when he laid out Woodruff Place in 1872-73. He intended to create an exclusive suburban town outside the noise and distractions of the Mile Square. Although Woodruff himself was ruined by the Panic of 1873, his namesake community survived. In time it largely fulfilled the founder's expectations. In 1876 the little band of initial property owners successfully petitioned for incorporation of the subdivision as a town. Though it grew slowly at first, Woodruff Place experienced a boom during the 1890's, as Indianapolis citizens of means discovered its sheltered, restful charm.

By the early twentieth century, the reputation of Woodruff Place as a closely-knit community of the affluent had become well established. The alleys between the north-south drives were lined by large carriage houses and servants quarters. The lots along the drives held well-kept residences of varying sizes and architectural styles.

The variety of architectural sizes and styles was matched by the broad range of income levels and professions held by the residents. The aristocratic tone of Woodruff Place was set by such prominent citizens as Rear Admiral George Brown (a retired naval officer), Charles E. Test (President of the National Motor Car Company), Chauncey Butler (son of educator Ovid Butler), William H. Hart (Auditor of State in the 1890's), and Brandt T. Steele (architect and son of famed Indiana artist T.C. Steele). At the same time, however, such men as Joseph H. Borum (a livery stable operator), Walter S. Warford (a foreman), Arthur H. Taylor (a bookkeeper), Horace J. Eddy (a clerk), and Harold Schmidt (a shopkeeper) dwelled in modest homes intermixed with the imposing residences of the prominent.

Decline intruded in Woodruff Place gradually but unmistakably following World War I. Several factors were at work in this decline. First, the wealthy families began to move to new suburbs far from Woodruff Place. The reasons for the exodus lay in the growth of Indianapolis. By the 1920's the big city surrounded the little community on all sides. The noise and soot of the Mile Square now enveloped the Near-Eastside as well. The tranquility and slow-paced existence prized by town residents was now disturbed by automobile traffic on Michigan and 10th Streets (called Clifford Avenue at the time) and in Woodruff Place itself.

The Depression of the 1930's introduced the second factor of decline. The hard times drastically reduced the number of citizens who could afford to maintain the larger homes in Woodruff Place. As a result, the showplace home of James O. Woodruff (designed by William LeBaron Jenney) on West Drive was razed and several residences divided into apartments.

Woodruff Place suffered further decay after World War II. Most of the remaining Victorian and Edwardian homes were subdivided into apartments to take advantage of the housing shortage created by returning Indiana servicemen. The remaining symbol of Woodruff Place's golden age, the town government, succumbed in 1962, after a long court battle, victim of soaring fire and police protection costs.

The 1960's and 1970's saw the beginnings of a renewal to Woodruff Place, which has continued through the 2000's. The Woodruff Place Civic League has stepped into the vacuum left by the town government and has worked hard to preserve the heritage of the community. New residents have purchased vintage homes in Woodruff Place and restored them to their original appearance and integrity. Since 1992, the Woodruff Place Foundation has undertaken a program of purchasing homes and reselling them with protective covenants to owners who agreed to restore them to their original single-family or two-family design. To date, the Woodruff Place Foundation has restored 14 residences through this program.

The Civic League continues to work closely with the City of Indianapolis to retain the trademark turn-of-the-century lighting fixtures located throughout Woodruff Place. At present the League is replacing lost esplanade statuary and restoring the three 1870's Cross Drive fountains, as well as the six other drive fountains.

ARCHITECTURAL SIGNIFICANCE

Woodruff Place is marked by a variety of domestic architectural styles. Homes found along the four drives range from fifty to one hundred thirty years in age. The most significant homes in terms of architecture date from 1875 to c. 1917. Residences constructed during this period make up nearly 70% of the resources in the area. The other significant period of architecture to the area occurred immediately post World War I. From 1918 to 1929, approximately 40 homes were built, exhibiting important styles from the 1920's and midwestern vernacular.

The oldest surviving residence in Woodruff Place, the J. Francis Burt House at 894 West Drive, was constructed in 1875 and stands as an early example of Eastlake or Late Stick style. Another Eastlake style residence, built in 1877, is the William Lockwood House, located at 593 West Drive. Both feature multi-gabled roofs, carpenters', or wood lace hanging from gables, and fragile-looking verandas with hand-carved "spindle" supports.

The Eastlake style found great favor in Indianapolis and Woodruff Place, lasting as an architectural force until the 1890's. Nevertheless, subtle differences in design can be

noted between Woodruff Place homes built in the 1870's and those constructed twenty years later. Queen Anne homes of the 1890's retain the multi-gabled roof and fragile veranda of the 1870's. In the 1890's, however, the style sprouted conical-shaped towers topped by weather vanes and finials. Stained glass windows also became quite popular, adorning entranceways, stairwells, and front-porch windows.

Spectacular examples of the Queen Anne style can be found on Middle Drive. The Charles A. Layman House (built in 1894), at 696-702 Middle Drive, flaunts some very pleasing "gingerbread" from its main gable, as well as a tower over its southeast corner. Across the drive to the north stands the Joseph F. Payne House (1890), at 783 Middle Drive. Once divided into apartments, the Payne home has been restored to its original integrity and beauty. An enormous tower with a conical roof and epi balances the irregular proportions of its multi-gabled roof. Another Queen Anne showplace, next door at 795 Middle Drive, is the Charles E. Test House (1893). The Test home is one of the most rambling houses in Woodruff Place, extending from the street almost to the alley. Its asbestos-shingled roof nearly engulfs a partial tower and finial on the west side. The former Test carriage house with servants' quarters is among the largest remaining in Woodruff Place. It is complementary in design to the house and a sizeable cupola tops it.

Other residential architectural styles popular in Indianapolis during the 1880's and 1890's (e.g., Italianate, Second Empire, Romanesque Revival, etc.) found little favor in Woodruff Place. So too, did town residents avoid brick construction when building their dwellings. Only a few out of over 250 residences built in Woodruff Place were constructed of unit masonry. However, a striking example of unit masonry construction is found in the John Bates House. This home could be the most uniquely designed house in Woodruff Place. John Bates was a paving and sewer contractor who constructed his house in 1895-1896 on 756 Middle Drive. This masonry house has unusual dressed stone walls and an oriental up-lift to the roof cornice, which gives the house an exotic appearance.

With the coming of the twentieth century, a flood of diverse architectural styles influenced residential construction in the little town. The Neo-Classic Revival, Georgian Revival, and English Tudor styles are all represented in Woodruff Place. Most popular of the three was perhaps the Neo-Classic style, based on principles and motifs of Greek and Roman architecture. A splendid example is the Frank W. Lewis residence (1902) located at 720 West Drive. A massive home, the Lewis House incorporates pilasters and other simple classical motifs in its façade. Supporting the southwest corner of the home are two-story-high fluted columns. A large carriage house with a cupola stands on the west side of the property. Another Neo-Classic representative may be found at 829 East Drive (c. 1905). An entablature like cornice, pilasters on the façade, and a rounded entrance portico all show Neo-Classic influence.

Georgian Revival homes are rarer in Woodruff Place, but at least one can be cited at 519 Middle Drive (c. 1910). Georgian Revival characteristics include a rectangular shape and often dormer windows in an oblong gable roof, which is frequently gambrel in shape. An excellent representative of the English Tudor style stands at 798 East Drive (c. 1905).

Based on the architecture of sixteenth-century England, the English Tudor style frequently consists of a brick first story surmounted by a stucco-and-timber second story; all of which is crowned by a multi-gabled roof. Despite the presence of such distinct styles after 1900, most Woodruff Place homes built after that date are eclectic in nature, i.e., composed of the architectural elements of several styles. Examples can be found particularly on East Drive.

One of the few unique or individualistic architectural designs in Woodruff Place is the Brandt T. Steele House (1904-5), at 811 East Drive. Designed by its original owner, architect Brandt Steele, the home exhibits some English Tudor influence in its stucco and timber façade, but strikes an original pose in terms of over-all design.

Post World War I architectural styles, while not dominant, are also prevalent in the area and represent a significant historical influence on the neighborhood's development. Nearly 20% of the existing residences were built after 1918. Bungalows, American foursquares, colonial revival, and vernacular modifications of those high styles are present throughout the area and illustrative of this building period.

In summation, Woodruff Place is a microcosm of the evolution of domestic architecture in Indianapolis from the 1870's to the Depression.

SIGNIFICANCE OF SCULPTURED ART WORK

Woodruff Place has a collection of unique and numerous iron and masonry sculptured works of art scattered throughout the esplanades. At present over 70 of the original sculptures still remain. Probably the best known sculptures in the community are the three Cross Drive Fountains. It is believed that James Woodruff himself ordered and put in place the West and Middle Drive fountains. According to evidence now available, the East Drive fountain (at Cross Drive), of slightly larger dimensions and possessing a larger basin, may have been shown at the Centennial Exhibition of 1876 (in Philadelphia), before being installed on East Drive by the incorporators of Woodruff Place. The Cross Drive fountains are not only the oldest such fixtures still in existence in the city, but were among the first to be installed as well.

The esplanade statuary may also date back to Woodruff's initial purchase. Although much of the original statuary has disappeared during the last thirty years, some very significant pieces remain. A particular urn boasts heads of literary figures, a lion crouches at the 10th Street entrance to Middle Drive, and a vase on West drive brings to mind the graceful lines of John Keat's "Grecian Urn."

Because the sculptured artwork is such an important part of Woodruff Place, the Civic League funded an inventory, description, and general condition of the public art pieces in the Woodruff Place neighborhood. The inventory, *Woodruff Place Public Art Inventory,* was conducted in the fall of 1998, by Claire Bennett Associates (See map on page 23 for a synopsis of the material compiled in that inventory).

SIGNIFICANCE OF WOODRUFF PLACE AS A PLANNING CONCEPT

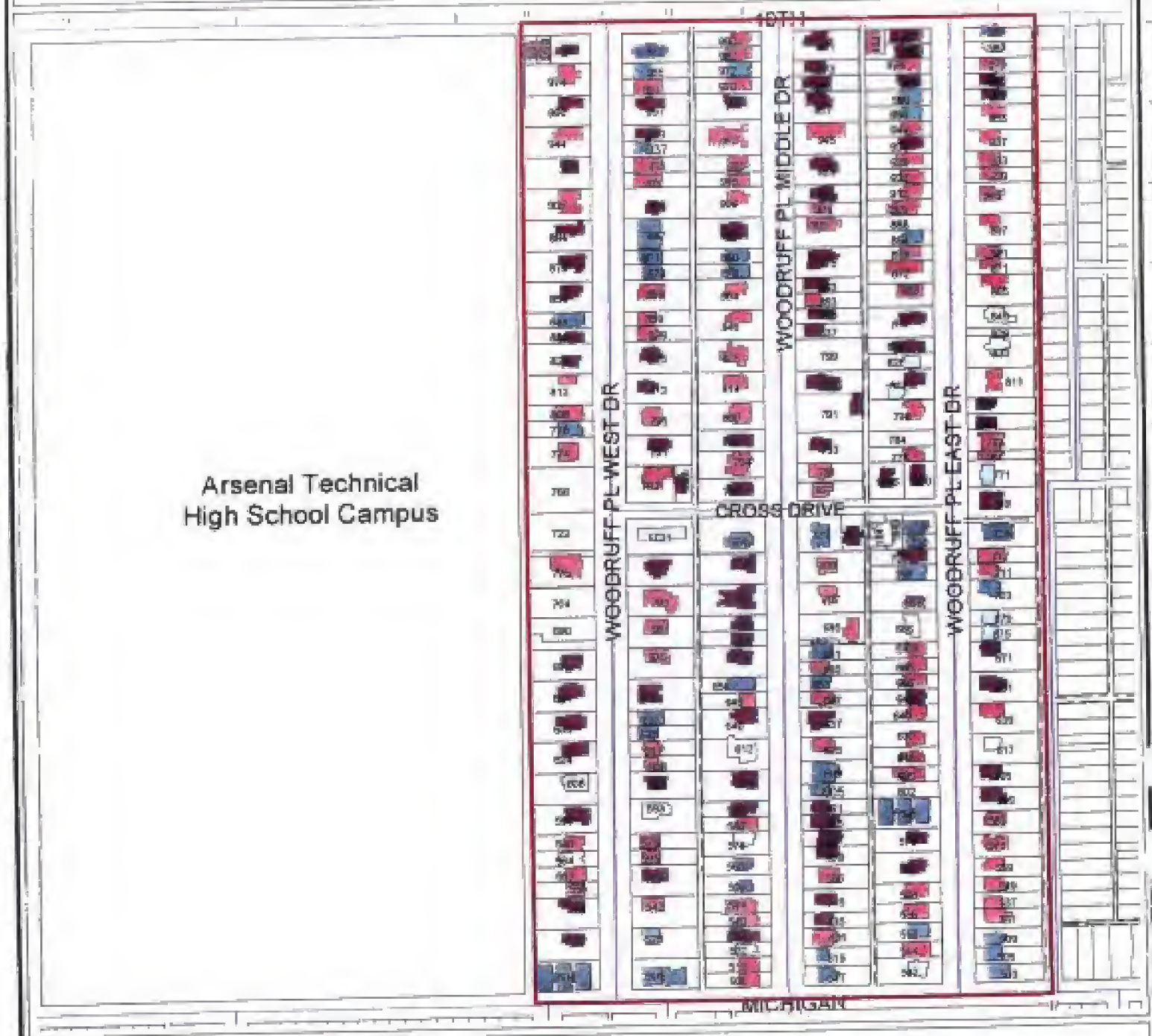
Woodruff Place is a planned neighborhood in the planned city of Indianapolis. The planning movement in the United States started with Colonial town planning which emphasized a grid-street system, open spaces and a uniform spacing and setback for the buildings. Washington, D.C. is an excellent example of a Baroque Colonial town plan. Indianapolis was planned in 1820 by Alexander Ralston, an assistant to the planner of Washington, D.C., Pierre L'Enfant. Ralston's plan for Indianapolis reflected L'Enfant's original plan for Washington, D.C., in that the plan utilized a formal spacious framework of great public spaces, large residential lots and broad avenues radiating from the Circle.

By the 1850's the railroad had reached Indianapolis and an industrial boom occurred throughout the city. During this time, Indianapolis became more and more congested and a laissez-faire attitude toward urban growth prevailed. Cities throughout the country were experiencing the adverse effects caused by congestion and poor environmental conditions. As a result, a reform movement in housing and park planning evolved. The Urban Park Movement spearheaded by Frederick Law Olmstead, who designed New York's Central Park in 1860, was having its impact on American cities. The Park Movement emphasized the provision of open spaces as a means to counteract the harmful influences of urban life. It is believed that James Woodruff was strongly influenced by the Urban Park Movement when he designed Woodruff Place in 1872.

Woodruff Place was one of the first self-contained Victorian residential subdivisions in the nation. It was planned as a total residential area with a park-like atmosphere with wide spacious lots and formal public esplanades. The esplanades were adorned with lavish landscaping, nine Victorian fountains, and approximately ninety vases, planters, urns and other cast iron and masonry sculptures. These works of art cannot be found in such variety and number anywhere else in the United States. The total residential nature of Woodruff Place makes the area unique among historically planned communities. In contrast to most planned areas which integrate land uses (e.g., commercial with residential), Woodruff Place features as its main theme the total environment of the area (i.e., the houses, esplanades, statuary, landscaping, fountains and controlled vistas and views). It is this concern for all aspects of residential life, which bestows on Woodruff Place its statewide and national significance.

The Woodruff Place Historic District

Dates of Construction



- 1870-1899
- 1900-1917
- 1918-1929
- 1930-1939
- 1940-1949
- After 1949
- Date Unknown

July 19, 2001

Produced By: The GIS Section

Data Source: The City of Indianapolis Geographic Information Systems

IV. EXISTING CONDITIONS

(Middle Drive, main fountain, 1889.)

IV. EXISTING CONDITIONS

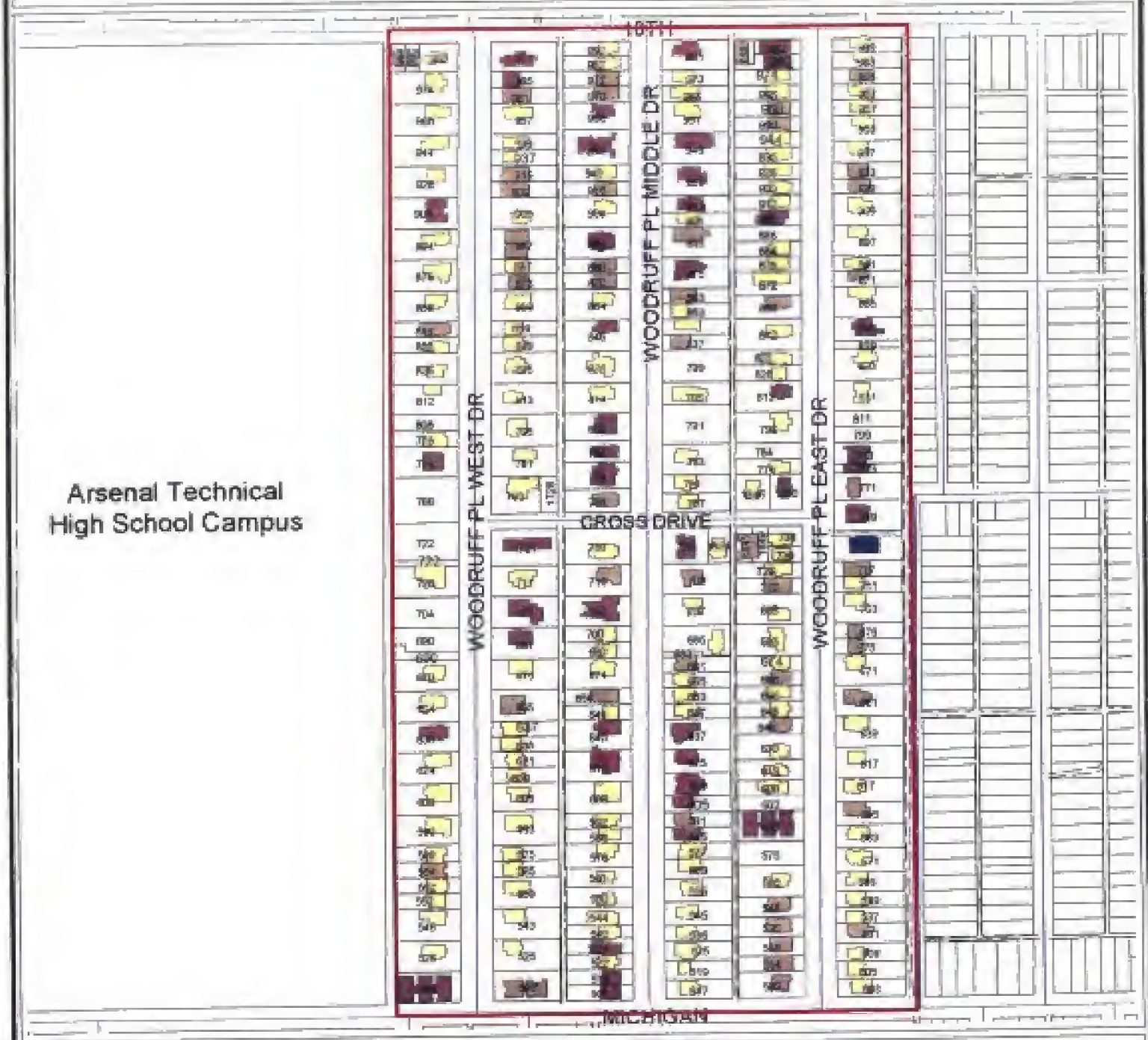
EXISTING LAND USE

The Woodruff Place Historic Area is an eighty-acre area that is situated on the near east side of downtown Indianapolis. The overall form and arrangement of the historic area is based on the original plat of the neighborhood recorded by subdivision founder, James O. Woodruff, in 1876. The area is almost exclusively residential with the exception of one parcel dedicated to the neighborhood's Town Hall.

While dedicated to residential use, several dwelling types exist within the district. These include: single-family dwellings, two-family dwellings, and multi-family dwellings. An inventory of the varying residential uses is mapped on the following page and should be referenced when considering zoning issues.

The Woodruff Place Historic District

Existing Land Use



July 19, 2001

Produced By: The GIS Section

Data Source: The City of Indianapolis
Geographic Information Systems

EXISTING ZONING

The Woodruff Place historic area is entirely within one residential zoning district with the exception of one parcel.

a) Dwelling District -5 (D-5)

The D-5 District is a zoning category applied to areas of medium intensity single-family residential development and allows mainly single-family and originally constructed two-family uses. Multi-family uses that existed before April 8, 1969 are allowed as legal non-conforming uses if a legal nonconforming use application is filed and approved by the Department of Metropolitan Development. Multi-family uses (three or more dwelling units) created after April 8, 1969 are not permitted without the grant of a Variance of Use. In addition, separate dwelling units above garages, commonly known as "carriage houses," are not allowed without a Variance of Use.

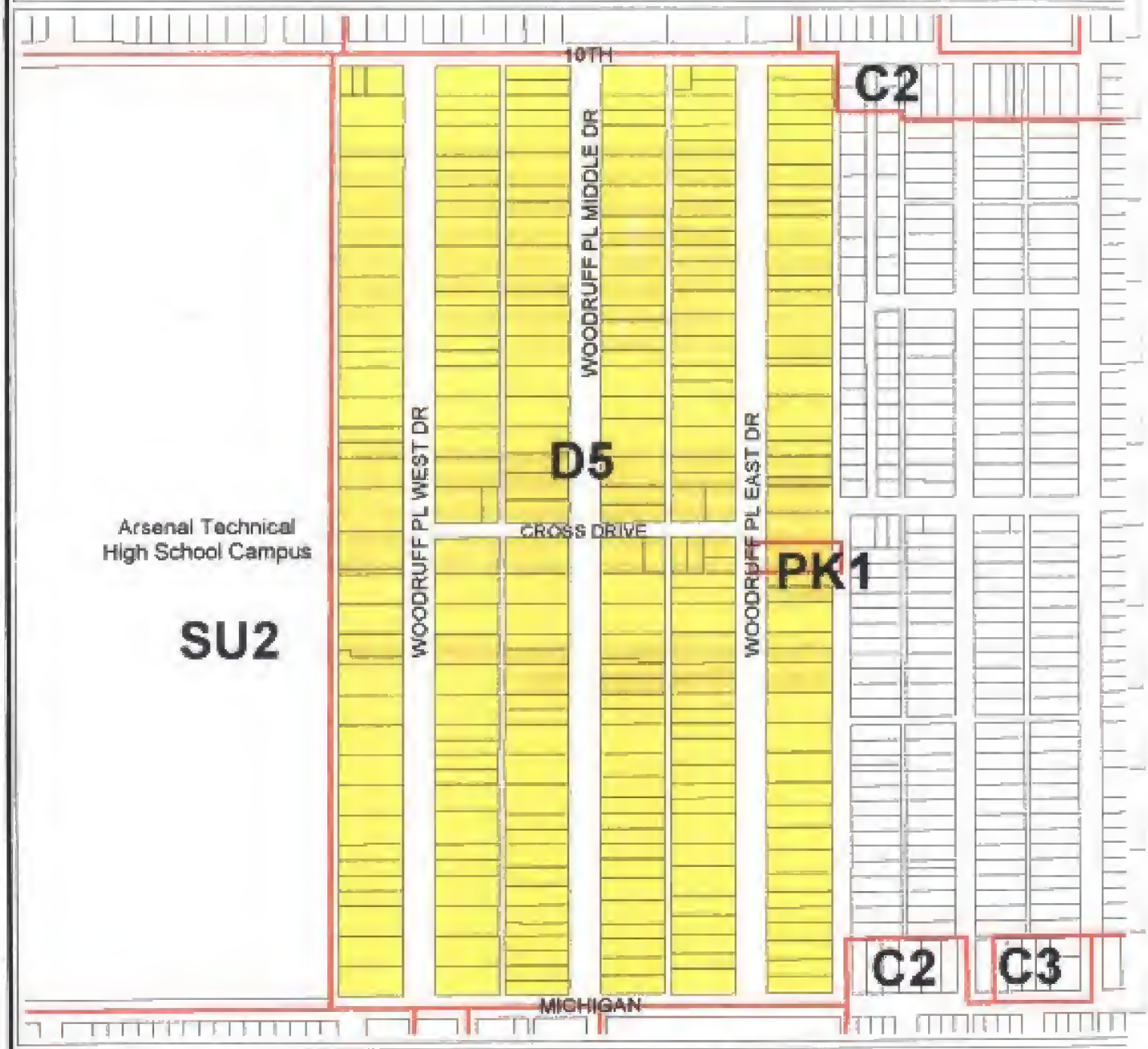
b) Park Districts –1 (PK-1)

The zoning category Park District –1 (PK1) is represented within the boundaries of the Woodruff Place Historic District at 735 Woodruff Place East Drive. The PK-1 District is a zoning category generally applied to public recreational uses. The parcel is occupied by the Woodruff Place Town Hall, currently owned by the Woodruff Place Civic League. Prior to the Civic League's purchase of the property, the City of Indianapolis owned and maintained the property.

For complete and up-to-date information about permitted uses and development standards, consult the applicable zoning ordinance.

The Woodruff Place Historic District

Existing Zoning



100 0 100200300 Feet

Street Centerlines-All
Zoning
Parcels

July 23, 2001

Produced By: The GIS Section

Data Source: The City of Indianapolis
Geographic Information Systems

EXISTING PARKING

No surface parking lots currently exist within the boundaries of the Woodruff Place Historic Area. Residents currently park vehicles on the street, in accessory structures, on the alleyways or on the rear of their properties abutting the alleyways.

The historic area is a popular place for Arsenal Technical High School students and other non-residents to park, as the area's street parking is free. Survey of the Woodruff Place Historic District residents at the time of the compilation of this plan suggested this did create problems for them finding necessary parking within a reasonable distance of their residence.

EXISTING HISTORIC INFRASTRUCTURE

A large part of the historic character of the Woodruff Place Historic District is contained in its visible historic infrastructure, which consists of alleys, esplanades, fountains, statuary, entrance walls, and lighting. The esplanades are a significant resource from the original James O. Woodruff plan. They lend a park-like feel to the area and would considerably change the scale of the neighborhood if they were removed.

In addition, the majority of the two central historic brick alleyways remain (see map on page 23). Over 70 public art sculptures and nine fountains are present on the esplanades (see map on page 23). The lighting standards throughout the District date from 1905 and are designed from poured bronze. Poured concrete entrance fences and piers grace each drive along East 10th Street. Wrought iron fencing marks the entrance to the neighborhood on the south along East Michigan Street.

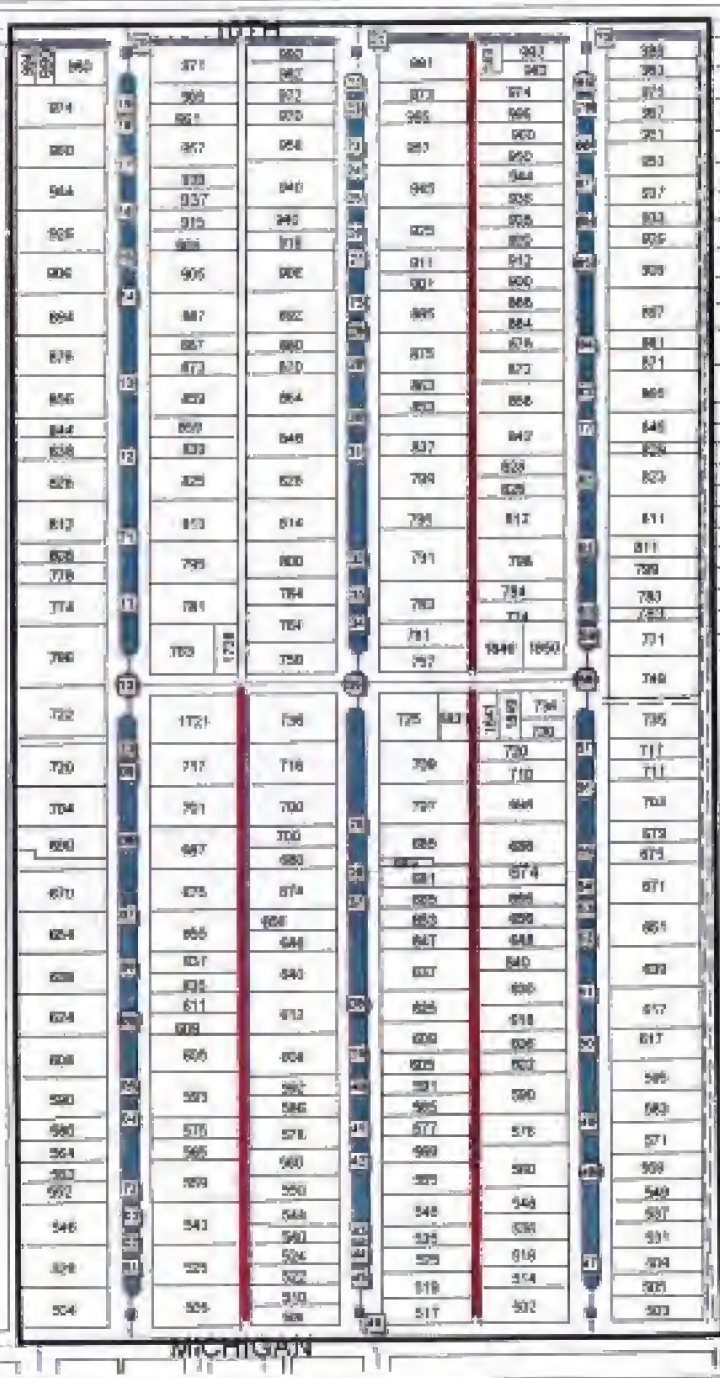
The Woodruff Place Historic District

Historic Infrastructure & Location of Public Art

West Drive
1 Lion Sculpture
2 Shallow Floral Urn
3 Planter
4 Planter
5 Empty Base
6 Fountain
7 Floral Urn
8 Planter
9 Grecian Urn
10 West Drive Fountain @ Cross Drive
11 Floral Urn
12 Planter
13 Floral Urn
14 Fountain
15 Planter
16 Floral Urn
17 Floral Urn
18 Shallow Floral Urn
19 "Holmes" Urn
20 10th Street Fence
71 Floral Urn
72 Rock Garden
73 Empty Concrete Pad

Middle Drive
21 10th Street Fence
22 Sleeping Lion
23 Shallow Floral Urn
24 Angel Urn
25 Planter
26 Gazebo
27 Heart Benches
28 Fountain
29 Stag
30 Planter
31 Floral Urn
32 Floral Urn
33 Planter
34 Shallow Floral Urn
35 Middle Drive Fountain @ Cross Drive
36 Floral Urn
37 Planter
38 Fountain
39 Floral Urn
40 Griffin Planter
41 Literary Urn
42 Planter
43 Shallow Floral Urn
44 Lion
45 Medallion
46 Michigan Street Fence
74 Rock Garden
75 Empty Concrete Pad
76 Rock Garden

East Drive
47 Shallow Floral Urn
48 Fountain
49 Planter
50 Griffin Planter
51 Lion
52 Floral Urn
53 Planter
54 Antique Dog
55 Square Planter
56 Floral Urn
57 Planter
58 Centennial Fountain
59 "Woodruff Place" Marker
60 Planter
61 Floral Urn
62 Planter
63 Lion Head Urn
64 Planter
65 Fountain
66 Satyr Vase
67 Planter
68 Floral Urn
69 Shallow Floral Urn
70 10th Street Fence
77 Empty Concrete Pad
78 Empty Concrete Pad



Brick Alleys

Fountains

Esplanades

Entrance Walls

Public Art

Source for Public Art Inventory Information:
Claire Bennett Associates Study Complex 1996

July 19, 2001

Produced By: The GIS Section

Data Source: The City of Indianapolis
Geographic Information Systems

V. PRESERVATION OBJECTIVES

(James O. Woodruff House, 735 West Drive, 1872. [Razed])

V. PRESERVATION OBJECTIVES

Preservation Goal:

Sustain an environment that encourages the preservation and revitalization of buildings, streets, alleys, esplanades, and all items within the public and private domain of Woodruff Place, in order to preserve the historic fabric of the area, improve community identity, enhance the quality of life and stimulate improvements of adjacent areas.

Building Objectives:

- To protect and retain the historic character, buildings, and features to ensure the preservation of plan and craftsmanship for the future.

- To encourage the continued rehabilitation of residences and the Town Hall property located at 735 Woodruff Place East Drive.

Open Space Objectives:

- To maintain and restore the esplanades, fountains, statuary, and lighting original to the esplanades.

- To restore the 10th Street and Michigan Street entrances.

- To maintain all elements that support the pedestrian-oriented, park-like feel of the original James O. Woodruff plan.

Land Use Objectives:

- To encourage original single-family or two-family use dwellings to be restored to their original design and uses.

- To maintain the residential land use and zoning in the district.

- To limit any new construction to single-family or two-family residential development on vacant lots.

VI. RECOMMENDATIONS

(Alfred F. Potts House, 706 West Drive, 1889 [Razed])

VI. RECOMMENDATIONS

LAND USE RECOMMENDATIONS

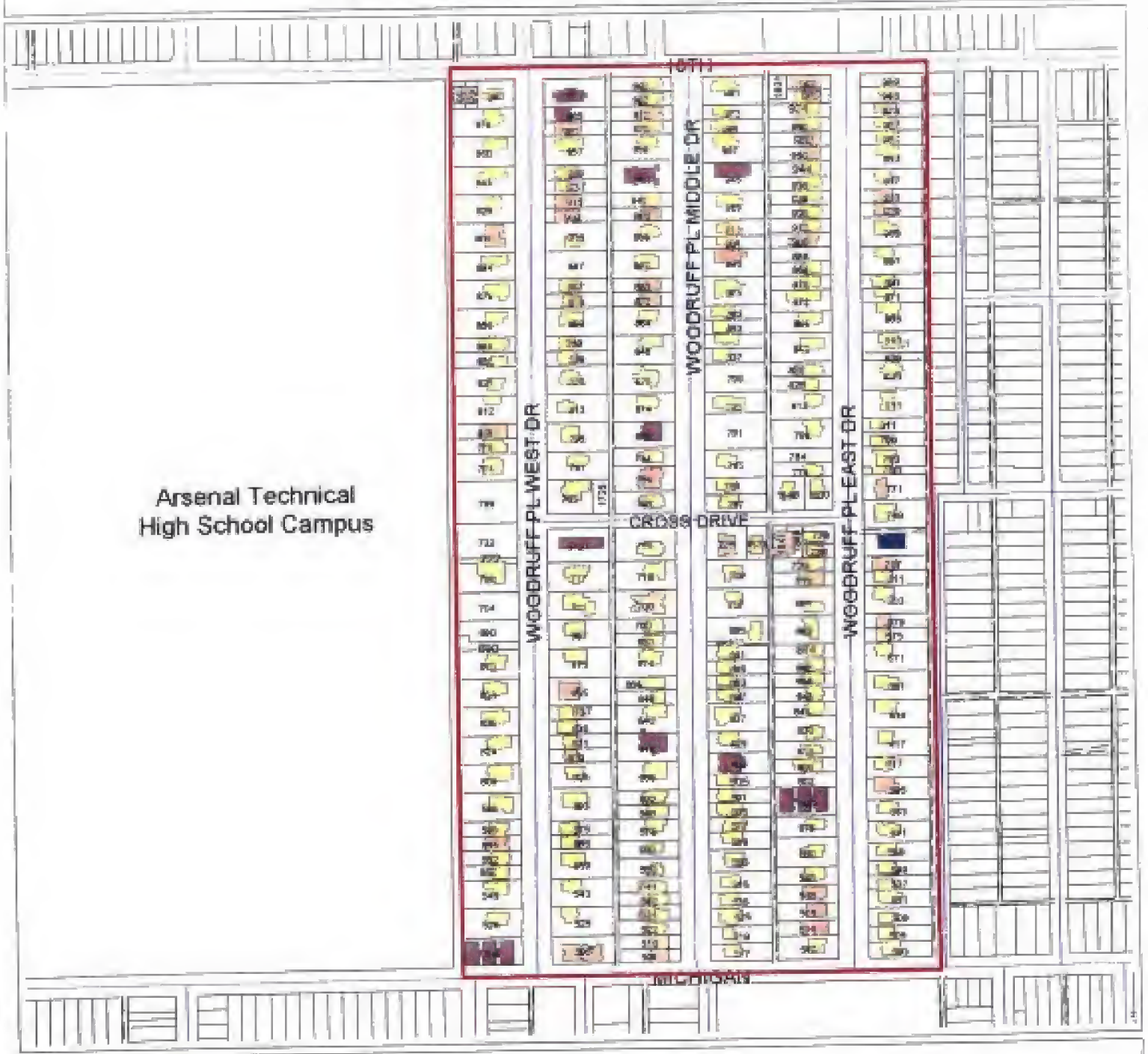
With the exception of one parcel containing the Town Hall, Woodruff Place land is currently used only for residential purposes. There are only six parcels of vacant land with the district. Currently, all of these vacant parcels are owned by adjoining property owners who use them as side yards, therefore making it unlikely that new construction will occur on these lots.

Three dwelling types exist on the land within the district: single-family dwellings, two-family dwellings, and multi-family dwellings. However, recognizing the intent of the original James O. Woodruff plan to maximize open space and the desire of the present property owners to restore and maintain low-density residential uses, the following recommendations should serve as a guide for the direction of rehabilitation or new development.

- Retain residential land use
- Encourage the use of buildings for the number of dwelling units for which they were originally designed. (i.e. If buildings have been divided into multiple units then they should be returned to the number of units for which they were originally constructed. In Woodruff Place this is typically single-family or two-family.)
- Strongly discourage any use other than residential
- Strongly discourage the use of any land for parking purposes
- Maintain and restore public open spaces including streets, esplanades, sidewalks, and entrances.
- Limit new development on vacant lots to single-family and two-family housing at the height, scale, and setback complementary to surrounding structures in the district.

The Woodruff Place Historic District

Recommended Land Use
(Based on Original Design of Building)



Single-Family

Multi-Family

Two-Family

Public

July 19, 2001

Produced By: The GIS Section

Data Source: The City of Indianapolis
Geographic Information Systems

ZONING RECOMMENDATIONS

The existing zoning is satisfactory and is recommended to stay the same. Granting of variance requests should be carefully reviewed to consider impact on existing parking and/or density issues.

THOROUGHFARE RECOMMENDATIONS

The existence of some through traffic in Woodruff Place is expected due to its urban location and its proximity to two major thoroughfares (10th Street and Michigan Street). However, it is the neighborhood's desire to discourage the use of the three north/south drives in the area for through traffic and to discourage excessive vehicular speed.

General Recommendations

1. No improvements that require additional right-of-way or alter the historic character of the Woodruff Place Historic Area should be made without first investigating alternate improvements that might impact less historically sensitive streets.

2. If alternative improvements cannot be identified, no improvements should be made that would require additional right-of-way or alter the historic character of the Woodruff Place Historic Area without first evaluating the impact.

Criteria for Street Improvements

Whenever any improvements to any part of the Woodruff Place Area street-system are considered, the following criteria should be met:

1. Maintain the integrity of any surviving historic street surfaces (such as the bricked alleys).

2. Maintain the integrity of the historic street pattern.

3. Minimize the effect on any historic structures and their surrounding context.

PUBLIC INFRASTRUCTURE RECOMMENDATIONS

Streets and Curbs

Historic research shows the street system in Woodruff Place is unchanged from its original plat. The layout is a typical grid-system with streets and alleys. However, a single street which terminates on the east and west within the boundaries of the Area, bisects the neighborhood.

The street surfaces are not historic, as they are constructed of concrete and asphalt.

Recommendations:

- Preserve the location, shape, and width of all streets.
- Discourage new curb cuts, unless there is no other way to access a garage.

Alleys

Retention of alleys as a component of the historic grid system is important. The alleys have long provided convenient access and have shaped the physical character of the Woodruff Place neighborhood. Although approval of the IHPC is not required for an alley to be vacated (no longer a public right-of-way), that action in historic areas is strongly discouraged. Any physical changes to an alley do need IHPC approval.

Approximately nine (9) blocks of brick-paved alleys still exist. Their condition varies from poor to good.

Recommendations:

- Maintain alley access for residences that possess garages and parking areas with an entrance off the alley.
- Discourage the permanent closing of alleys.

Fountains, Statuary, and Esplanades

The esplanades, fountains, and statuary found throughout Woodruff Place are unique to the Indianapolis Area. Included as part of the original James O. Woodruff plan for the subdivision, these features lend distinctiveness to the area and should be maintained and restored.

Recommendations:

- Maintain esplanades
- Restore statuary and fountains to original conditions
- If missing statuary is replaced, it should be done with new replacements that replicate or closely resemble the original design.

Original Entrances

Woodruff Place residents for the past three decades have had a desire to restore the historic fences and the original entrances to the neighborhood. The overwhelming support from residents to restore one of the most visible and unique pieces of the community is documented in several surveys focused on restoration and maintenance

priorities for Woodruff Place. Specifically, the posts that define the entrances to East, Middle, and West Drives are seen as an integral part of the historic fences and an historic icon that is identified with Woodruff Place.

In 1987, the City of Indianapolis rebuilt the curbs defining the entrances on each drive. This involved widening the road surface of each entrance from 25 to 30 feet to comply with the Indianapolis Fire Department's requirement for truck turning radius. At this time, the City of Indianapolis approved the plan to restore the entrances to their original design. The City of Indianapolis bought molds to cast the posts and awarded grants to the Woodruff Place Civic League to purchase concrete. Each summer, Woodruff Place volunteers work on pouring posts one at a time.

The Historic Preservation Plan for Woodruff Place supports the continued restoration of the original entrances. The restoration project will be completed when the three posts (right, left, and center) acting as visual gates are installed on each entrance. During the late 1800's, Woodruff Place was a gated community, decorative chains or gates closed off the neighborhood at night.

Recommendations:

- Continue restoration of original entrances and fences

Sidewalks

The existing sidewalks line both sides of West, Middle, and East Drives from 10th Street to Michigan Street and are made of concrete.

Recommendations:

- Maintain the current sidewalk system.
- Repair or replace existing concrete walks that are in poor condition.
- Finish new concrete walks with hand-tooled joints and a one-directional broom sweep.

Street Lights

The street lamp fixtures present throughout the neighborhood are from c. 1905. These lighting standards are designed from poured bronze and are unique to the area and the City of Indianapolis. Because of the historic character they lend to the neighborhood the members of the Woodruff Place Civic League have worked diligently to retain the existing standards and to procure accurate reproductions when replacements are needed. Currently, the City of Indianapolis contracts with the Woodruff Place Civic League to obtain the standards from a private source. The Civic League is then reimbursed by the City for the standards and the City contracts with Indianapolis Power & Light for installation and maintenance. Approximately 1 to 2 standards are replaced annually typically because they have been damaged in car accidents, etc.

Recommendations:

- Encourage the retention and maintenance of the historic lighting fixtures.
- Encourage replacement of street light fixtures with replicas when necessary.

- Encourage a level and color of light that is compatible with surroundings.
- Discourage overly bright and harsh lighting.

Street Trees

This section addresses only trees and plantings in the public right-of-way. Street trees are most evident in the esplanades and along West, Middle, and East Drives. In keeping with the historic character of the Historic Area, the neighborhood encourages the consideration of historic species and landscapes when restoring public and private plantings.

Recommendations:

- Avoid street trees that interfere with traffic or inhibit pedestrian movement.
- Avoid tree species which branch out less than seven feet above the pavement.
- Consult the list of recommended street trees in the Appendix before starting a tree planting project.
- Obtain a permit from the Department of Parks and Recreation and an encroachment permit from the Department of Transportation in advance of planting trees in the public right-of-way.

VII. ARCHITECTURAL DESIGN STANDARDS

(Boyle-Burt House, 894 West Drive, Date Unknown [Bass Photos])

VII. ARCHITECTURAL AND DESIGN STANDARDS

The Indianapolis Historic Preservation Commission (IHPC) grants approvals by issuing Certificates of Appropriateness or, in special circumstances, Certificates of Authorization (in the case of an inappropriate action approved for a special circumstance.) The following sections contain the standard design guidelines for an Historic District. The IHPC will use the design guidelines when it reviews applications for Certificates of Appropriateness. (Note: The Definition of Terms Based on Indiana Code is located in Appendix A.)

A state statute (I.C. 36-7-11.1) authorizes the IHPC to review and approve the following actions before they occur in a district:

1. construction of any structure
2. reconstruction of any structure
3. alteration of any structure
4. demolition of any structure
5. rezoning
6. variance of use
7. variance of development standards

Unless otherwise stated in this plan, it is presumed that all actions related to the above seven items MUST BE APPROVED by the IHPC and it is presumed that related design guidelines are enforceable. Note:

> **A Certificate of Appropriateness or Authorization from the Indianapolis Historic Preservation Commission must be obtained before receiving any permits or undertaking any work to the exterior of a building; or before undertaking any actions that constitute construction, reconstruction, alteration, or demolition; or before implementing any land uses that require a rezoning or zoning variance; or anything otherwise included in these guidelines.**

Exempted from Approvals

The state statute allows certain categories of work involving the construction, reconstruction, alteration or demolition of structures to be specifically exempt from the requirement that a Certificate of Appropriateness be issued. Therefore:

All construction, reconstruction, alteration and demolition of any structure in the historic district requires a Certificate of Appropriateness from the IHPC UNLESS specifically noted in the design guidelines as "EXEMPT."

The following sections outline the standard design guidelines:

1. Guidelines for Renovating Historic Buildings
2. New Construction Guidelines
3. Site Development and Landscape Guidelines
4. Guidelines for Moving Buildings
5. Sign Guidelines
6. Parking Area Guidelines
7. Demolition Guidelines

GUIDELINES FOR RENOVATING HISTORIC BUILDINGS

INTRODUCTION

All buildings in Woodruff Place represent a historical phase in the development of the neighborhood and are therefore contributing to the area's historic significance. A "Dates of Construction" map is provided on page 17 to assist in better assessing the historical and architectural significance of an individual resource within the context of the neighborhood. However, work done to all buildings in the Historic Area should be within the framework of these guidelines.

These guidelines are intended to help individual property owners choose an appropriate approach to issues, which arise when working on historic buildings. Before approaching the issues, it is helpful to have first chosen an overall approach to the entire project. Renovation approaches generally fall into one of the following categories:

> Stabilization: A process involving methods which reestablish a deteriorated property's structural stability and weather tightness while sustaining its existing form.
>
> Preservation: A process involving methods, which maintain a property in its present state.
>
> Rehabilitation: A process involving repairs and alterations to a property, which adapt it to a contemporary use while preserving its historic fabric and character.
>
> Restoration: A process, which accurately recovers the appearance of a property at a particular period of time by removing later additions and/or replacing missing features.
>
> Renovation: A generic term used to define all work, which is meant to make a property new again.

The approach chosen will depend on factors such as the budget, the eventual use of the building, and the owner's personal objective. These guidelines are meant to indicate a range of alternative approaches, which may differ depending on the overall approach chosen but which are, nevertheless, compatible with the character of the historic area. Design standards and guidelines are not meant to restrict creativity but are meant to suggest appropriate approaches and to guard against unsympathetic actions.

A quote from *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, (U.S. Department of the Interior, Washington, D.C., 1977) summarizes the importance of appropriate rehabilitation and bears repeating.

> "Across the nation, citizens are discovering that older buildings and neighborhoods are important ingredients of a town's or a city's special identity and character. They are finding that tangible and satisfying links to the past are provided by structures, shopping streets, residential and industrial areas in their cities and towns that have survived from earlier periods. Often, however, these important buildings and neighborhoods have suffered years of neglect or they seem outdated for the needs of modern living. But with thoughtful rehabilitation, many can be successfully revitalized. In rehabilitating older resources to contemporary standards and codes, however, it is important that the architectural qualities that have distinguished them in the past are not irretrievably discarded and lost to the future."

AWNINGS AND CANOPIES

RECOMMENDED

1. On houses, awnings should be traditional in style, usually canvas over metal frame, and proportioned to fit the window properly.

2. Colors should reinforce the colors on the building.

NOT RECOMMENDED

1. Covering important architectural features.

2. Installation of awnings on highly visible facades, unless they were traditionally associated with a building's style and date of origin.

3. Aluminum, fixed metal or similar awnings that detract from the visual quality of a building.

4. Awning shapes that detract from the proportions and architectural style of the building.

DOORS AND DOOR OPENINGS

EXEMPT FROM NEEDING A CERTIFICATE OF APPROPRIATENESS

1. Installation of storm and screen doors when opening is not altered. This does not include security doors. See "Safety" Guideline.

RECOMMENDED

1. Wood storm and screen doors are preferred. Aluminum or other metal may be considered if finished in a color to match the door or trim, if fitted properly to the door opening with no spacers, if designed to not obscure the primary door design, and there are no decorative details or simulated mullions.

2. Original doors should be repaired and retained, or if beyond repair, replicated.

3. If an original door is lost, replace with an old or new door compatible with the building style. New doors should be wood (unless the original door was of a different material) and should match the original in size, shape and proportion.

4. Transom windows and door trim should be retained or reinstalled if there is evidence of their original existence.

5. Hardware on a new door should be simple, unobtrusive and compatible with the building's style.

6. If the original hardware is missing from an historic door, replacement hardware should be compatible historic hardware, or unobtrusive and compatible new hardware.

7. Original garage doors, which are significant to the character of a garage, should be repaired and retained. If beyond repair, they should serve as a model for the design of replacement doors.

8. Replacement garage doors which are compatible with the garage design.

NOT RECOMMENDED

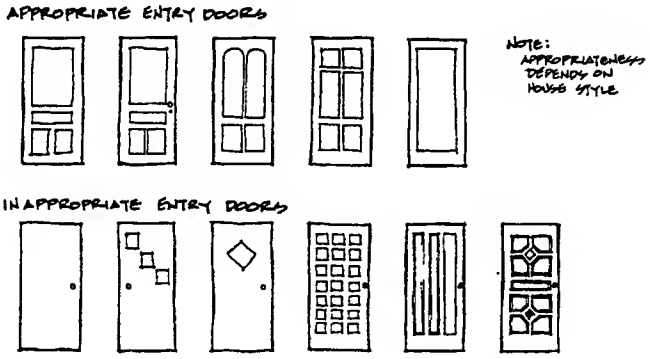
1. Eliminating original or adding new door openings, especially on significant facades. Any new opening should be distinguishable from the original openings.

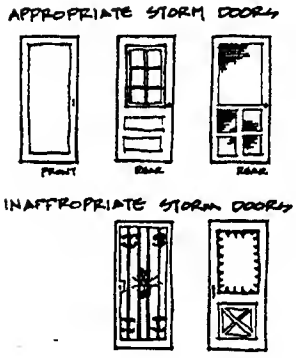
2. Sliding glass doors.

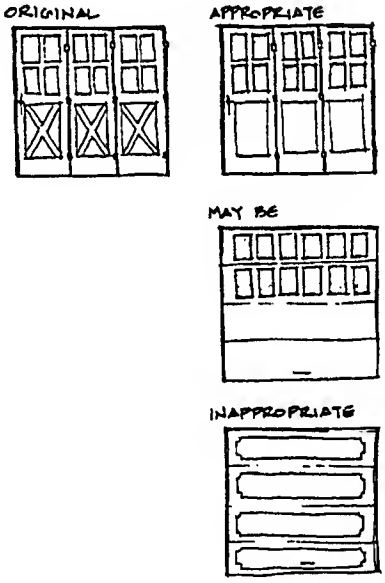
3. Discarding original door hardware. If possible, it should be repaired and retained.

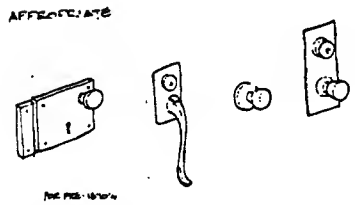
4. Altering the size of garage door openings or changing single doors to double doors unless there is a documented access problem.

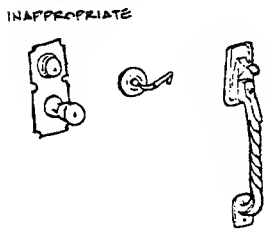
5. Door styles that evoke an era predating the building.

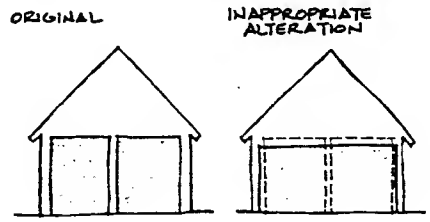












HANDICAPPED ACCESS

It is recognized that there is a need to accommodate the accessibility needs of people with physical disabilities. In doing so, there will occasionally need to be alterations or additions that would otherwise not be considered appropriate (i.e., ramps, special handrails, extra openings, etc.). To appropriately design such elements, the following guidelines should be followed.

RECOMMENDED

1. The new element or alteration should have as little visual impact on the historic character of the building as possible.

2. Any change should be made in such a way that its effect is reversible.

NOT RECOMMENDED

1. Covering significant architectural details or damaging historic material.

Note: The American National Standard ANSI A 117.1 clearly defines the specifications for making a building safe and usable for physically handicapped persons.

MASONRY

RECOMMENDED

1. Damage to masonry is usually caused by movement or water infiltration. Causes should be identified and stopped before undertaking repairs.

2. If mortar is missing or loose, the joints should be cleaned out and repointed using a mortar mix which closely matches the composition, joint profile and color of the original. A high-lime content mortar should be used on soft historic bricks. No more than 20% of the lime should be substituted by white Portland cement for workability.

3. Careful removal of mortar from the joints so as not to damage the brick edges.

4. Whenever partial or total foundation replacement is required, the new foundation walls should be faced in materials which match the original appearance. Reuse of the original material on the face of the foundation is preferable.

5. Whenever replacement brick or stone is needed, use salvaged or new material that closely matches the original in size, color and texture.

6. Whenever masonry has been painted, it is usually advisable to repaint after removing all loose paint. Old paint, which is firmly fixed to the masonry, will usually serve as an adequate surface for repainting. Methods which attempt to remove all evidence of old paint can damage the masonry (softer masonry is more prone to damage).

7. Any cleaning should be done with the gentlest method possible and should be stopped at the first evidence of damage to masonry. Test patches should be used to assess the effect of any proposed cleaning method.

NOT RECOMMENDED

1. Replacing bricks, unless excessively spalled or cracked. Consider reversing a brick to expose its good surface before replacing it with a new brick.

2. Using what is commonly called "antique" brick. These consist of a mixture of bricks, in a wide range of different colors and types. Bricks on historic buildings were usually uniform in color.

3. Covering-over or replacing masonry simply to eliminate evidence of past cracks, repairs, and alterations.

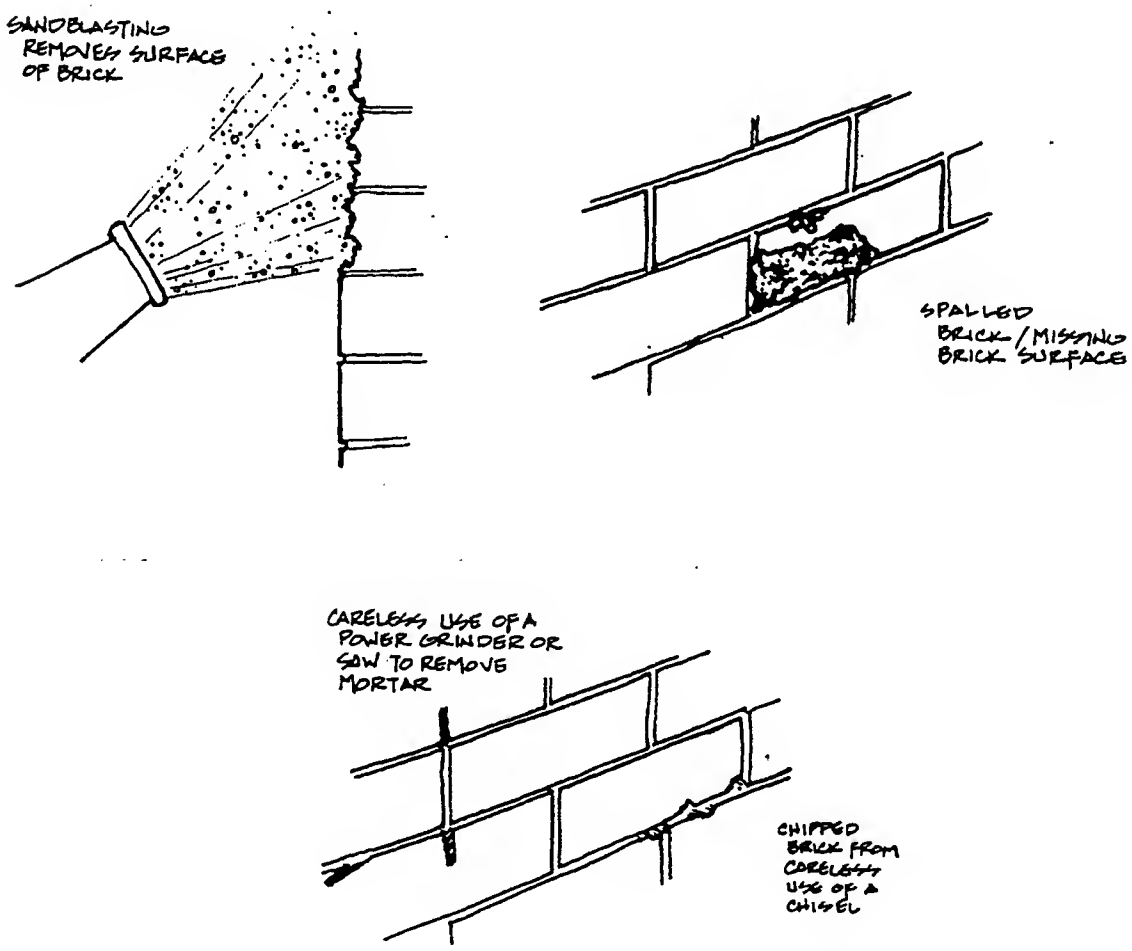
4. The cleaning of dirt, grime and weathering from masonry surfaces is usually not necessary unless it is causing damage or is unsightly. In any case, the goal should not

be to make the masonry look new. Old masonry neither can nor should regain its original appearance.

5. Power grinders. The mechanical equipment is cumbersome and even the most skilled worker will tire or slip and cause irreversible damage.

6. Sandblasting, high-pressure water blasting (over 600 psi), grinding, and harsh chemicals.

7. Waterproof and water repellent coatings. They are generally not needed and can potentially cause serious damage to the masonry. Also avoid masonry with tar or cement coatings.



PAINT COLORS

EXEMPT FROM NEEDING A CERTIFICATE OF APPROPRIATENESS

1. Painting and repainting of all paintable, non-masonry surfaces.

2. Repainting of any previously painted masonry surface.

RECOMMENDED – Voluntary Guidelines

1. Remove all loose paint and clean the surface before repainting. It is not necessary to remove all old paint as long as it is firmly fixed to the surface.

2. Paint colors are essentially a personal choice. They are reversible, have no permanent effect and have usually changed many times throughout the history of a building. There are two general approaches which are appropriate for selecting a color scheme:

   a) Identify through research the original colors and repaint with matching colors. Previous paint colors can be found by scraping through paint layers with a knife, analyzing the paint in the laboratory, or finding hidden areas which were never repainted.

   b) Repaint with colors commonly in use at the time the building was built.

3. Consider using different shades of the same color when variation in color is desired but there is a danger of the color scheme becoming too busy.

NOT RECOMMENDED - Voluntary Guidelines

1. Monochromatic (single color) color schemes on buildings, which originally had vibrant, multiple and contrasting colors.

2. Highly polychromatic (multi-color) color schemes on buildings, which were originally painted with restraint and simplicity.

3. Painting any previously unpainted masonry surfaces.

PORCHES

RECOMMENDED

1. Repair and retain original porches.

2. If rebuilding is necessary due to structural instability, reuse as much of the original decorative details as possible.

3. Assess the significance of a non-original porch before considering removing or altering it. A porch added to a building at a later date should not be removed simply because it is not original. It may have its own architectural or historic importance and is evidence of the evolution of the building.

4. Original porch floors should be repaired or replaced to match the original.

5. If a porch is missing, a new porch should be based on as much evidence as possible about the original porch design, shape, and details. Check the following sources for evidence:

   a. old photographs
   b. historic Sanborn maps
   c. paint lines defining porch roof outlines
   d. paint lines defining porch post design
   e. remnants of the porch foundation
   f. similar houses in the neighborhood (helpful but not always dependable)
   g. oral descriptions from previous owners

6. Where little or no evidence of the original porch remains, a new porch should reflect the typical porch form of the era while being identifiable as a recent addition not original to the building.

NOT RECOMMENDED

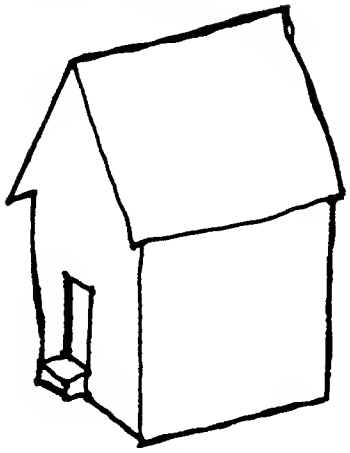
1. Alterations to historic porches, especially on primary facades.

2. Replacing original stone steps.

3. Replacing original wood floors with concrete.

4. Placing new porches in locations that never had porches, especially on significant elevations.

ORIGINAL



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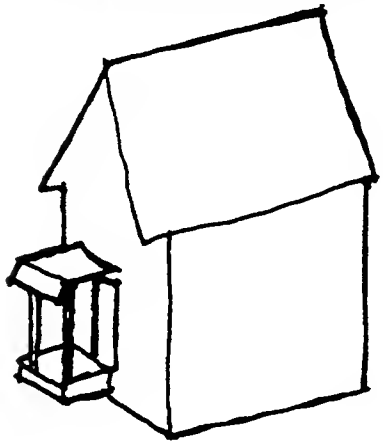

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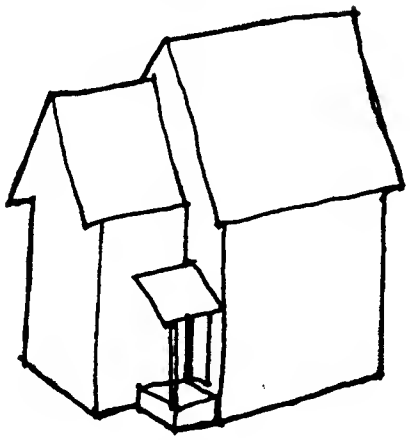

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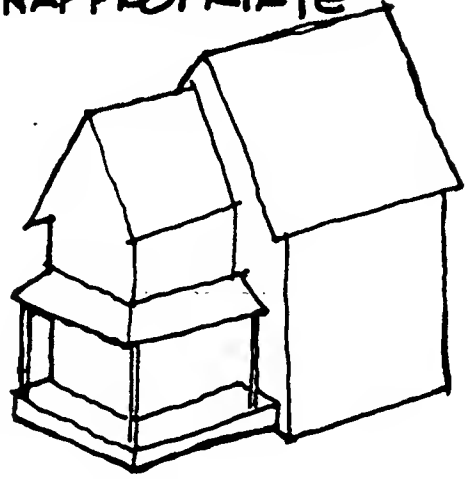


ROOFS AND ROOF ELEMENTS

RECOMMENDED

1. Original slate or tile should be repaired rather than replaced. If replacement is necessary, new or imitation slate or tile is preferred. Consider retention of good material for installation on roof slopes visible to the street. If replacement with slate or tile is not economically possible, use asphalt or fiberglass shingles in a pattern or color similar to the original roof material.

2. Preferred colors for asphalt or fiberglass roofs are medium to dark shades of gray and brown. Solid red and green roofs are appropriate on some early 20th century buildings.

3. A flat roof that is not visible from the ground may be repaired or reroofed with any appropriate material, provided it remains obscure from view.

4. Adding a slope to a problem flat roof if it is not visible from the ground or does not affect the character of the building.

5. A drip edge, if used, that is painted to match the surrounding wood.

6. Gutters and downspouts should match the building body and/or trim color.

7. Repairs and retention of built-in gutters or reconstruction of the gutters in a similar configuration using alternative materials.

8. Where exposed rafter ends were original, roof mounted or half-round hung gutters are preferred. Consider channeling water run off on the ground rather than installing gutters when none originally existed.

9. Flat surfaced skylights with frames which match the roof color may be considered if they are inconspicuous and do not alter the building's basic character.

10. Original chimneys that contribute to the roof character should be repaired and retained. If no longer in use, they should be capped rather than removed.

NOT RECOMMENDED

1. Altering roof slope and shape unless past inappropriate alterations are being reversed.

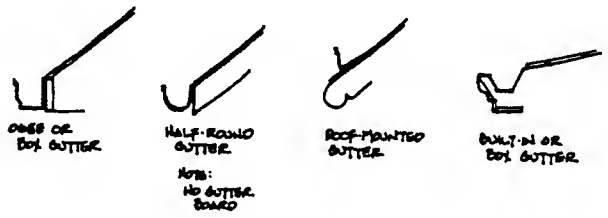
2. White, light, or multi-colored shingles and rolled roofing.

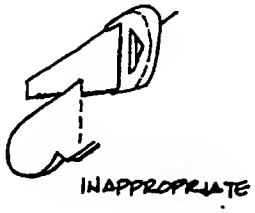
3. Adding dormers on roof areas, which are significant to the character of the building.

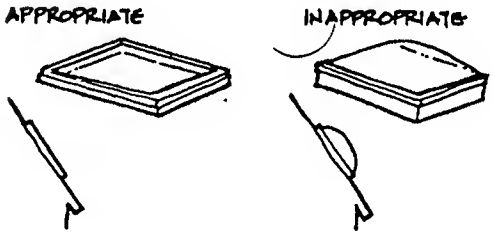
4. Covering exposed rafter ends with a gutterboard and never cut or alter decorative rafter ends to accept a new gutterboard.

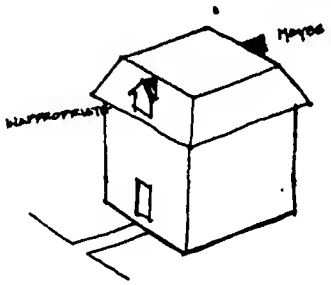
5. Skylights on prominent roof slopes which affect the building character. Bubble style skylights break the roof plane and should be avoided unless they cannot be seen from any street.

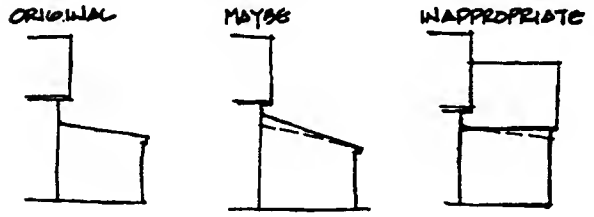
6. Placing mechanical equipment such as roof vents, new metal chimneys, solar panels, TV antenna, satellite dishes, air conditioning units, etc. where they can be seen from the street or affect the character of the building.

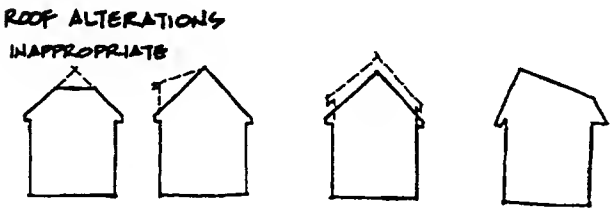


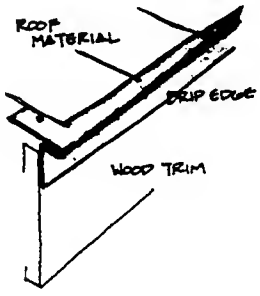












SECURITY ITEMS

RECOMMENDED

1. Security devices that will not detract from the character of the building and surrounding area. Examples include locks, alarm systems, and lights.

2. If necessary on residential buildings, security doors should;

    a. have as few bars as possible,
    b. be simple in design with no decorative details,
    c. fit the door opening exactly, without alteration to the door frame, and
    d. painted to match the door it protects.

3. Fixed bars on the inside of basement windows because of their minimal impact to the character of a building.

NOT RECOMMENDED

1. Closing up window or door openings.

2. Replacing basement windows with glass block.

3. Permanently fixed bars on the exterior of windows.

4. Replacing original doors with metal doors.

TRIM AND ORNAMENTATION

RECOMMENDED

1. Repair and preserve the original cornice, trim and decorative elements, even if worn or damaged. Replace with a replication only if damaged beyond repair or if the material is unsound.

2. Missing decorative details may be added when there is evidence that they existed. Evidence can be found from old photographs, remnants left on the building, paint lines where parts were removed, nail holes, old notches and cut outs in siding and trim. Observation of details on similar historic buildings can assist but is not always conclusive.

3. New materials should accomplish the same characteristics as the originals.

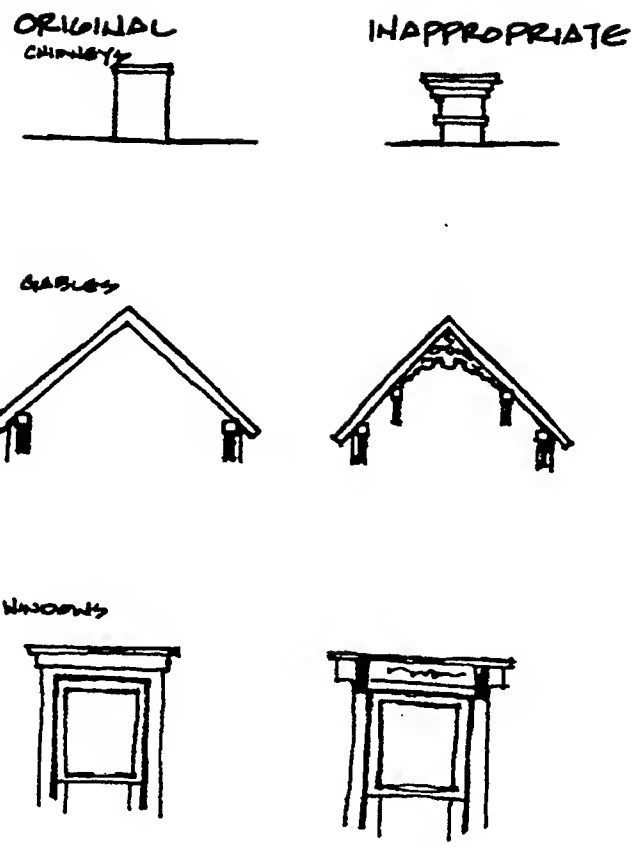
NOT RECOMMENDED

1. Fabricating a history that does not exist by using ornamentation that is foreign to a building or has no evidence of having existed.

2. Removing decorative elements simply because they are not original to the building. They may have significance of their own or are evidence of the evolution of the building.

3. Adding decorative details to parts of a building that never had such details. For example, window and door trim was sometimes different and more simple on one side, both sides or the rear of a building.

4. Covering up original details.


ORIGINAL
CHIMNEYS
INAPPROPRIATE
GABLES
WINDOWS

WINDOWS AND WINDOW OPENINGS

EXEMPT FROM NEEDING A CERTIFICATE OF APPROPRIATENESS

1. Installation of storm and screen windows when the opening is not altered.

RECOMMENDED

1. Windows on an historic building are important elements defining its architectural character and historic significance. Their original materials and features should be respected and retained. Replacement should only be done if necessary and if similar to the original.

2. Window replacement should be considered only when one of the following conditions exists and can be documented:

   a. The existing windows are not original and are not significant.

   b. The condition of existing windows is so deteriorated that repair is not economically feasible.

3. Rather than replacing windows to attain energy efficiency, existing windows should be repaired and retrofitted using caulk, weather stripping, modern mechanical parts, and storm windows. Some windows can be slightly altered to accept insulated glass.

4. Storm windows should fit window openings exactly, without the use of spacers. They should be painted, anodized, clad or otherwise coated in a color to match the existing windows or trim. They should be compatible with the window pattern (no simulated muntins or decorative details), should not obscure window trim and may be made of wood, aluminum, or other metals or vinyl. Consider interior storm windows.

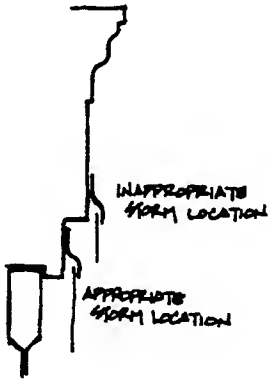
5. Original window trim should be preserved and retained. Only badly deteriorated sections should be replaced to match original. Decorative window caps or other details should be added only if there is evidence that they existed originally.

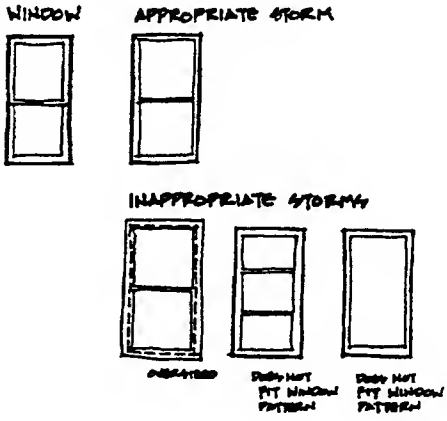
6. Window shutters (also known as blinds) may be installed if there is evidence that they once existed on a building, and then, only on those windows which has shutters. For evidence, look for old photographs, remaining hinges and hinge mortises.

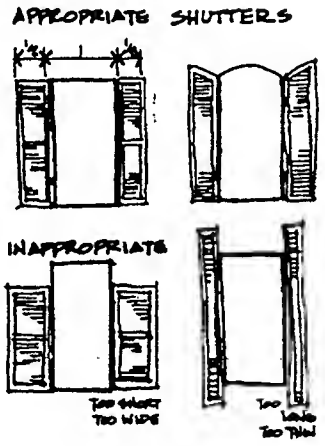
NOT RECOMMENDED

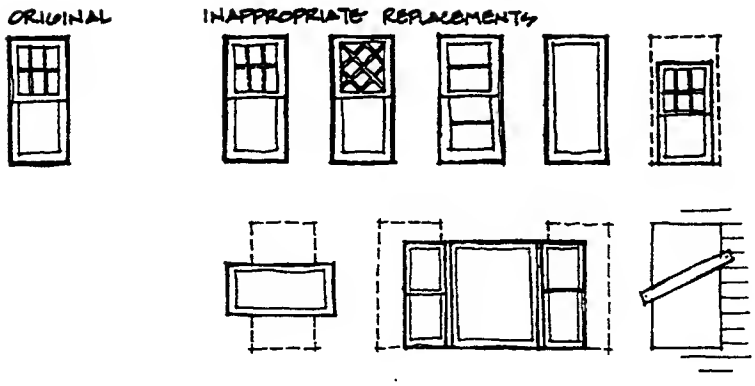
1. Replacement windows not similar to the original in size, dimensions, shape, design, pattern, and materials. Examples, metal and vinyl cladding, snap-in muntins, and tinted glass are not considered similar to original wood windows.

2. Creating new window openings or eliminating original window openings. This should be considered only when necessary and should be avoided on significant, highly visible elevations.









WOOD SIDING

RECOMMENDED

1. Unrestored wood siding may look beyond repair but is usually in better condition than it looks. The preferred approach to wood siding is as follows:

   a. Retain all of the sound original wood siding.

   b. Repair and retain split boards by nailing and/or gluing with waterproof glue.

   c. Leave concave or convex boards as they are unless there is a problem. If necessary, repair by carefully inserting flat screws in predrilled holes and gradually tighten.

   d. Putty nail holes.

   e. Rotten sections should be cut out using a saw, chisel or knife. The new piece to be inserted must match the original in size, profile, and dimensions. It may be a new wood board or a salvaged board.

   f. Missing boards should be replaced with new or salvaged wood boards to match the original.

   g. Siding should be primed and painted after being scraped of all loose paint and washed.

2. Replacement of original siding is generally justified only by documented problems with the material's structural condition. Aesthetic reasons generally do not justify replacement. As a rule, the following are conditions, which generally do justify replacement:

   a. badly rotten wood

   b. boards with splits (especially multiple splits) which cannot reasonably be repaired

   c. burned wood

   d. missing wood

NOT RECOMMENDED

1. Removing the original siding. Siding provides important physical, evidence of a building's history and adds immeasurably to a building's historic character. Even if replaced with new matching wood siding, the irregularities which record the

building's evolution through time and give it its character are lost. In short, the historic significance of a building where the original siding is removed is diminished.

As a rule, the following reasons generally do not justify replacement:

a. To remove paint

b. To avoid repairs

c. To hide past or planned alterations

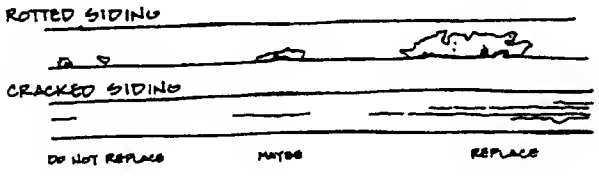
d. To increase energy efficiency

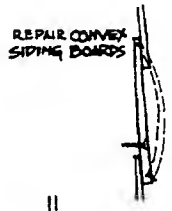
e. To restore the "original" appearance (to look "new").

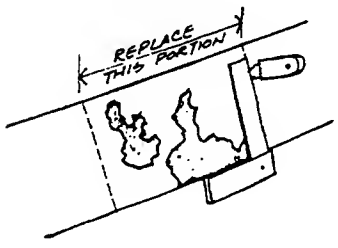
2. If it is covered with insul-brick or other material, do not assume the original siding will need total replacement. Assess the situation only after total removal of the covering material. Assessment based on partial removal may lead to the wrong conclusion.

3. If replacement siding is justified (partial or total) avoid using any material other than real wood with dimensions, profile, size, and finish to match the original. Hardboard, plywood, aluminum, vinyl or other synthetic or unnaturally composed materials do not look, feel, wear or age like the original and should be avoided.

4. It is neither necessary nor in many cases desirable to remove all old paint from wood. Methods to accomplish total removal of paint can be damaging to the siding and should be pursued with great care. The use of high-pressure water blasting (over 600 psi), sandblasting, rotary sanding or a blowtorch should be avoided.







NEW CONSTRUCTION GUIDELINES

The purpose of these guidelines is to present concepts, alternatives, and approaches that will produce design solutions that recognize the characteristics of the historic area and bring harmony between new and existing buildings. The guidelines are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework there can be many different design solutions which may be appropriate. While guidelines can create an acceptable framework they cannot ensure any particular result. Consequently people may hold a wide range of opinions about the resultant designs since those designs are largely a factor of the designer's ability.

New construction should reflect the design trends and concepts of the period in which it is created. New structures should be in harmony with the old and at the same time be distinguishable from the old so the evolution of the historic area can be interpreted properly.

CONTEXT FOR NEW CONSTRUCTION

Guidelines serve as aids in designing new construction which reacts sensitively to the existing context in a manner generally believed to be appropriate. Therefore, the most important first step in designing new construction in any historic district is to determine just what the context is to which the designer is expected to be sensitive.

Every site will posses a unique context. This will be comprised of the buildings immediately adjacent, the nearby area (often the surrounding block), a unique subarea within the district, and the district as a whole.

Generally, new construction will occur on sites which fall into the following categories. For each one described below, there is an indication of the context to which new construction must be primarily related.

- DEVELOPED SITE This is usually a site upon which there already exists an historic primary structure. New construction usually involves an addition to the buildings or the construction of an accessory building such as a garage.

  Context New construction must use the existing historic building as its most important, perhaps only, context.

- ISOLATED LOT This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.

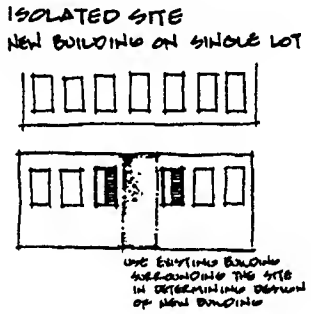
  Context The existing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

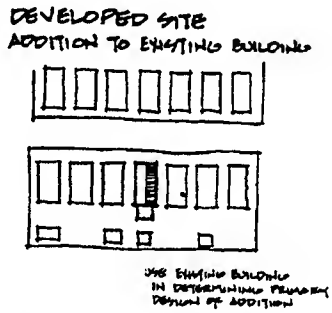
- LARGE SITE This is usually a combination of several vacant lots, often the result of previous demolition.

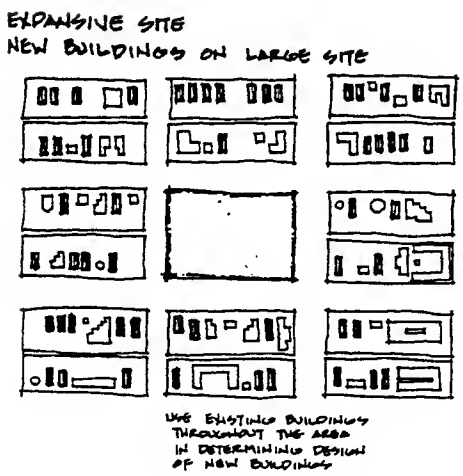
  Context Since this type of site was usually created as a result of relatively extensive demolition, its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such case, a somewhat larger area than the immediate environment must also be looked to for context, especially if other vacant land exists in the immediate area.

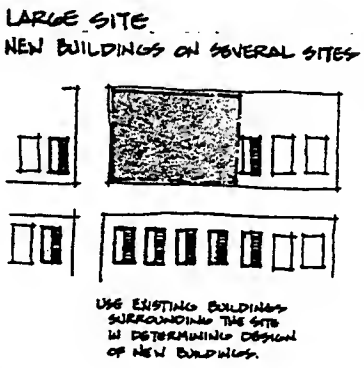
- EXPANSIVE SITE This site may consist of a half block or more of vacant land or the site may be a smaller one surrounded by many other vacant sites. Often there is much vacant land surrounding the site.

  Context The context of adjacent buildings is often very weak or non-existent. Beyond that, the entire historic area is the available context for determining character. This type of site often offers the greatest design flexibility. Where the strength of the context varies at different points around the site, new design should be responsive to the varying degrees of contextual influence.









NEW PRIMARY STRUCTURES

The first step to take in designing new construction is to define the context within which it will exist. Once the context is understood, the following guidelines are meant to assist in finding a compatible design response. Setbacks, orientation, spacing, height, outline, and mass are elements that generally relate to a building's fit within its surrounding street character. Style, fenestration, foundation, entry, and materials are elements that generally describe the architectural compatibility of a new building to its existing neighbors.

MATERIALS

RECOMMENDED

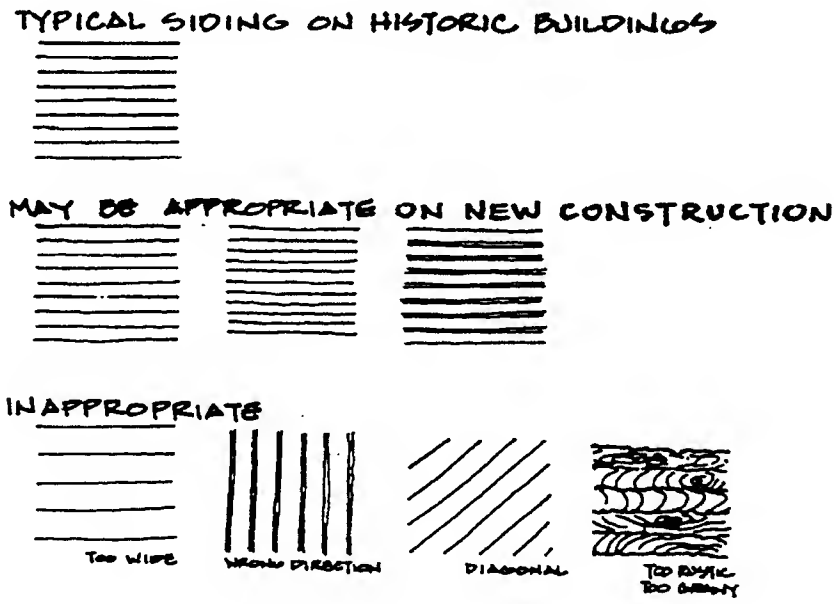
1. Textures, patterns and dimensions of building materials should be compatible with those found on historic buildings in the area.

2. Natural materials are preferred, although modern materials may be considered provided they appear and perform like natural materials.

NOT RECOMMENDED

1. The application of salvaged brick, old clapboard siding, barn siding or any other recycled materials on the exterior of new construction. The use of new compatible material is preferable.

2. Brick as the primary material on a building when its use will result in a significant alteration of the traditional relationship of brick to wood buildings in the area. New construction should reflect this historic distribution of building material.



SETBACK: The distance a building is set back from a street.

RECOMMENDED

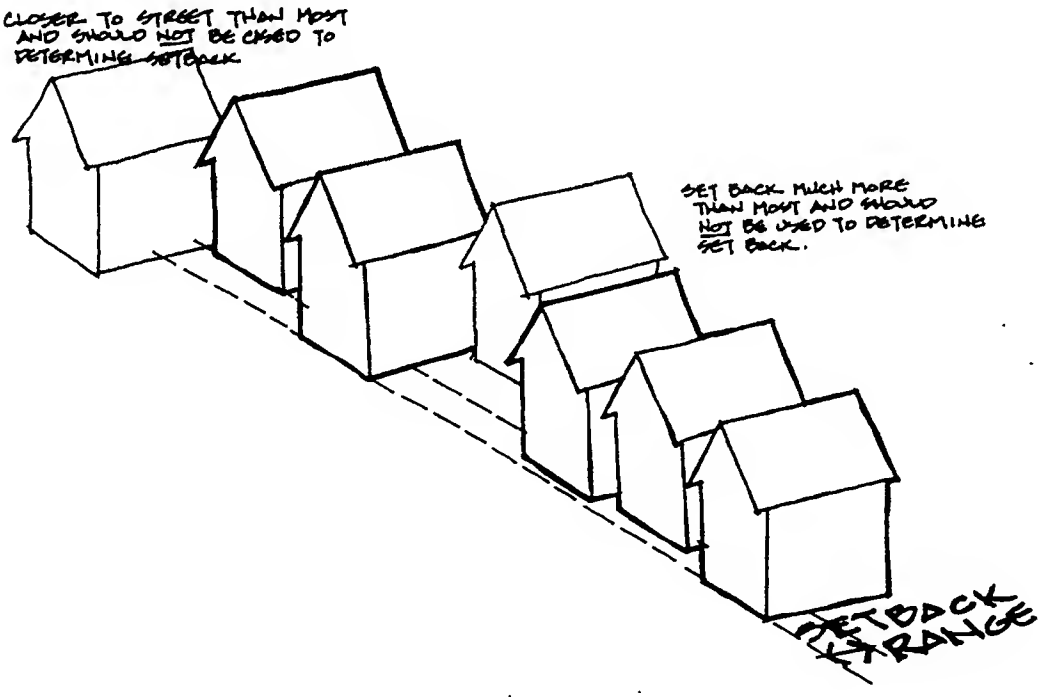
1. A new building's setback should relate to the setback pattern established by the existing block context rather than the setback of building footprints that no longer exist. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.

2. If the setbacks are varied, new construction can be located within a setback which falls within an "envelope" formed by the greatest and least setback distances.

3. If the setbacks are uniform, new construction must conform.

4. On corner sites, the setbacks from both streets must reflect the context.

5. New commercial construction should reestablish the historic "building wall" whenever one historically existed.



ORIENTATION: The direction which a building faces.

RECOMMENDED

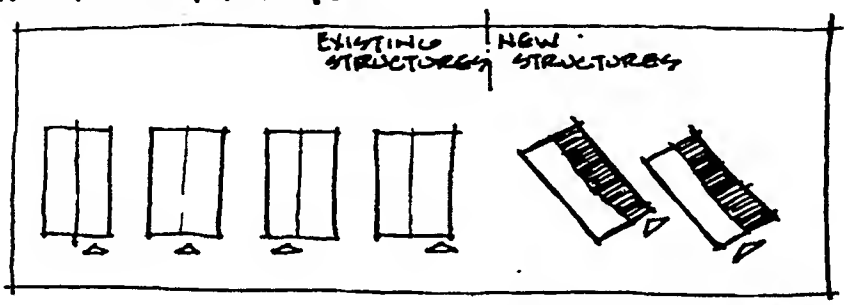
1. New buildings oriented toward the street.

NOT RECOMMENDED

1. New buildings at angles to the street which are not characteristic within the building or neighborhood context.

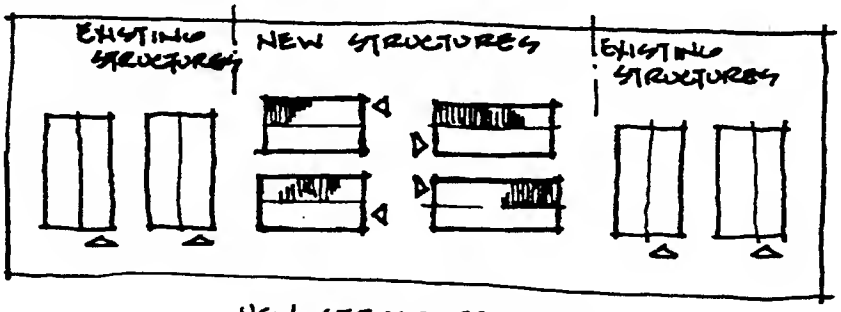
2. Buildings or building groupings which turn away from the street and give the appearance that the street façade is not the front façade.

INAPPROPRIATE



NEW STRUCTURES AT ANGLE TO EXISTING CONTEXT

INAPPROPRIATE



NEW STRUCTURES DO NOT FACE THE STREET AS EXISTING STRUCTURES

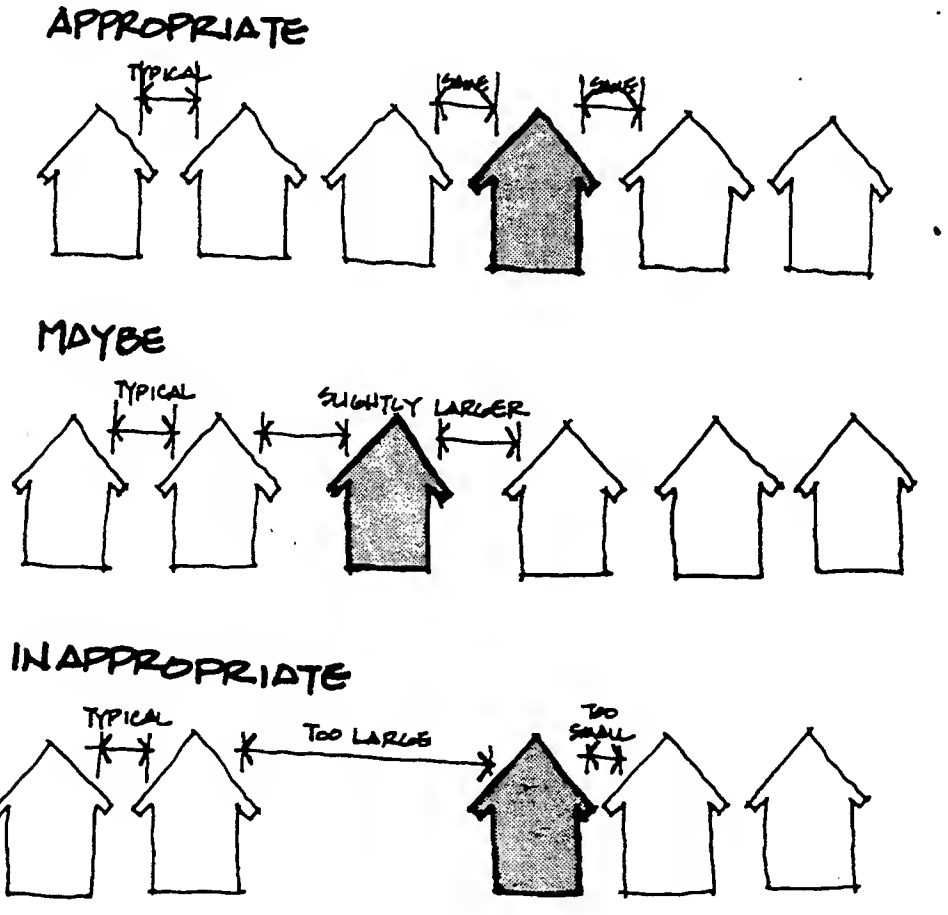
SPACING: The distance between contiguous buildings along a block face.

RECOMMENDED

1. New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

NOT RECOMMENDED

1. The creation of large open spaces where none existed historically. Such spacing is uncharacteristic and establishes holes in the traditional pattern and rhythm of the street.



BUILDING HEIGHTS: The actual height of buildings and their various components as measured from the ground.

NOTE: In areas governed by this plan, building heights should be determined using these guidelines. A zoning variance may be required to accommodate an appropriate height.

RECOMMENDED

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range. If the pattern of the block is characterized by a variety of heights, then the height of a new construction can vary from the lowest to the highest on the block.

2. Cornice heights can be as important as overall heights and where there is uniformity, should conform with contiguous buildings in a similar manner.

3. New construction at the end of a block should take into account building heights on adjacent blocks.

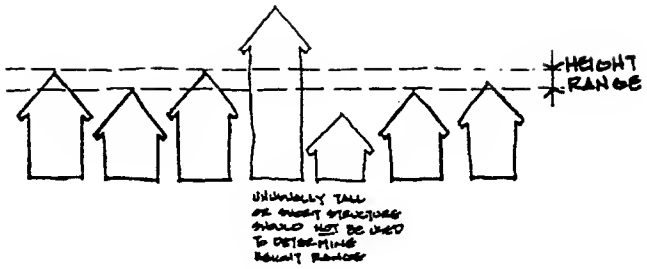
4. If the area immediately contiguous to new construction does not offer adequate context to establish an appropriate new building height, the larger historic area context should be assessed.

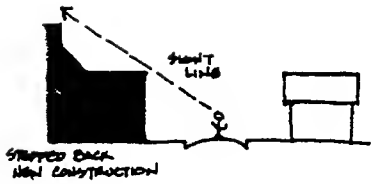
5. Porch height can have an impact on the height relationships between buildings and should align with contiguous porch foundations and roof heights in a similar manner to building heights.

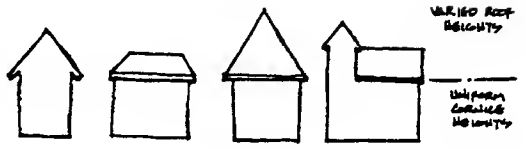
6. Foundation and floor line heights should be consistent with contiguous properties.

NOT RECOMMENDED

1. Any building height that appears either diminutive or over scale in relation to its context.


HEIGHT
RANGE


SLANT
LINE


VARIED ROOF
HEIGHTS

OUTLINE: The silhouette of a building as seen from the street.

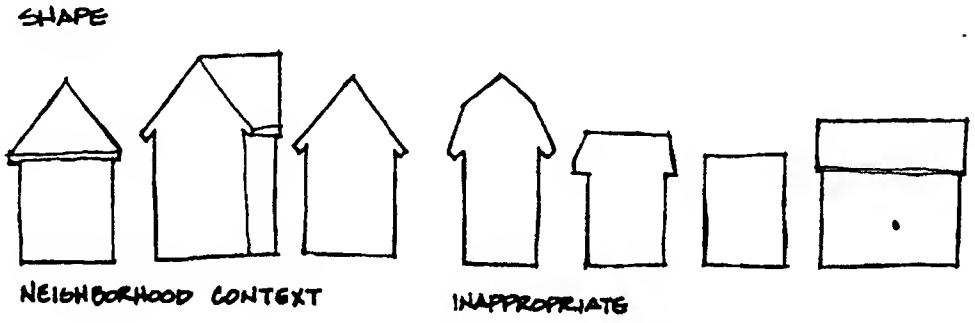
RECOMMENDED

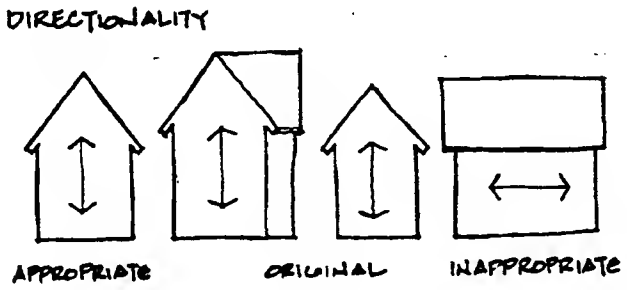
1. The basic outline of a new building should reflect building outlines typical of the area.

2. The outline of new construction should reflect the directional orientations characteristic of the existing buildings in its context.

NOT RECOMMENDED

1. Roof shapes which create uncharacteristic shapes, slopes and patterns.





MASS: The three dimensional outline of a building.

RECOMMENDED

1. The total mass of a new building should be compatible with surrounding buildings.

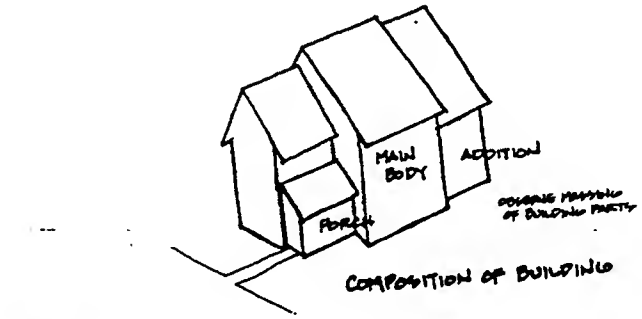
2. The massing of the various parts of a new building should be characteristic of surrounding buildings.

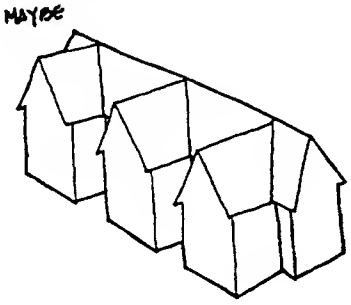
3. If the context suggests a building with a large mass but the desire is for a smaller space, consider more than one unit as a means to increase the size of the building.

4. A larger than typical mass might be appropriate if it is broken into elements which are visually compatible with the mass of the surrounding buildings.

NOT RECOMMENDED

1. Near total coverage of a site unless doing so is compatible with the surrounding context.





STYLE AND DESIGN: The creative and aesthetic expression of the designer.

RECOMMENDED

1. No specific styles are recommended. Creativity and original design are encouraged. A wide range of styles is theoretically possible and may include designs which vary in complexity from simple to decorative.

2. Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches.

NOT RECOMMENDED

1. The imitation of historic styles. A district is historic because of actual historic buildings, not because it has been made to "look" historic. New construction will eventually be seen as part of the district's history and will need to be read as a product of its own time.

2. The adoption of, or borrowing from styles, motifs or details of a period earlier than that of the historic district or which are more typical of other areas or cities.

FENESTRATION: The arrangement, proportioning, and design of windows, doors and openings.

RECOMMENDED

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.

2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.

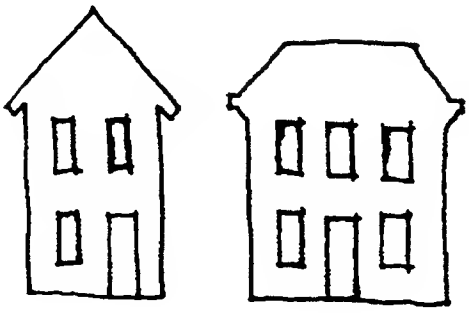
3. The basic proportions of glass to solid which is found on surrounding buildings should be reflected in new construction.

NOT RECOMMENDED

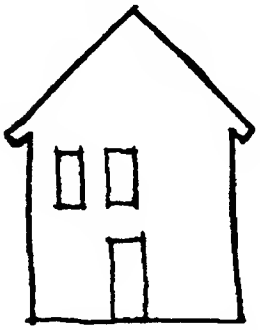
1. Window openings which conflict with the proportions and directionality of those typically found on surrounding historic buildings.

2. Window sash configurations which conflict with those on surrounding buildings.

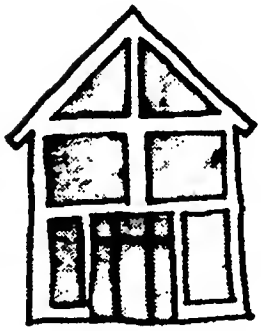
CONTEXT



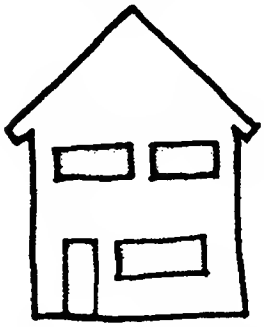
INAPPROPRIATE



DOES NOT KEEP RHYTHM OF OPENINGS



PROPORTION OF GLASS TO SOLID IS NOT COMPATIBLE



WINDOW PROPORTIONS AND DIRECTION ARE NOT COMPATIBLE

FOUNDATION: The support base upon which a building sits.

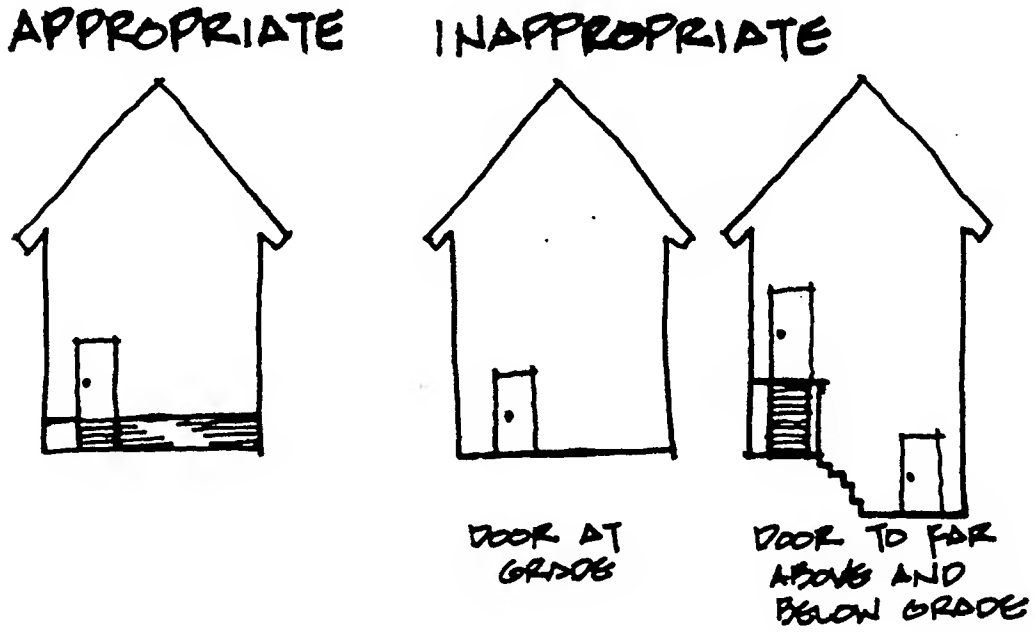
RECOMMENDED

1. New construction should reflect the prevailing sense of foundation height on contiguous buildings.

NOT RECOMMENDED

1. High, raised entrances if surrounding buildings are raised only two or three steps off the ground.

2. Designs which appear to hug the ground if surrounding buildings are raised on high foundations.



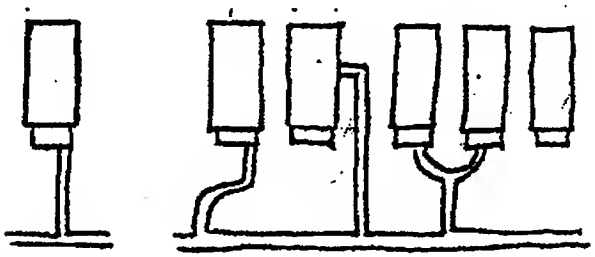
ENTRY: The actual and visual perceived approach and entrance to a building.

RECOMMENDED

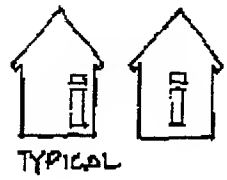
1. Entrances may characteristically be formal or friendly, recessed or flush, grand or commonplace, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.

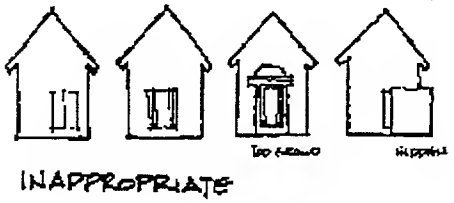
NOT RECOMMENDED

1. Entrances which are hidden, obscured, ambiguous, or missing.
2. Designed approaches to buildings which are uncharacteristic within the area.



TYPICAL **MAYBE** **INAPPROPRIATE**





NEW ADDITIONS AND ACCESSORY BUILDINGS

When designing a new addition to an historic building or a new accessory building such as a garage or storage building, the context to which the designer must relate is usually very narrowly defined by the existing buildings on the site. For the most part, the guidelines pertaining to new construction of primary structures (see previous section) are applicable to additions and accessory buildings as long as it is remembered that there is always a closer and more direct relationship with an existing building in this case. The following guidelines are specific to additions and accessory buildings and are particularly important when undertaking such a project.

RECOMMENDED

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys unless the home is located so that there is no alley access.

2. Additions should be located at the rear, away from the front façade.

3. The scale, height, size, and mass should relate to the existing building and not over power it. The mass and form of the original building should be discernible, even after an addition has been constructed.

4. Additions and accessory buildings should be discernible as a product of their own time.

NOT RECOMMENDED

1. Obstructing significant architectural detailing with new additions.

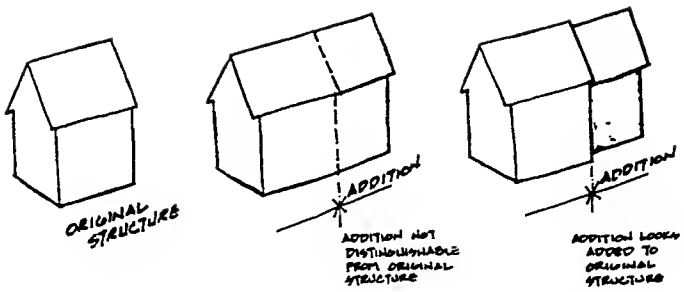
2. Altering the roofline of an historic building in a manner which affects its character.

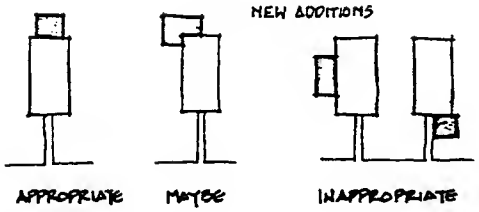
3. Additions which look as though they were a part of the original house. Additions should be differentiated from the original buildings.

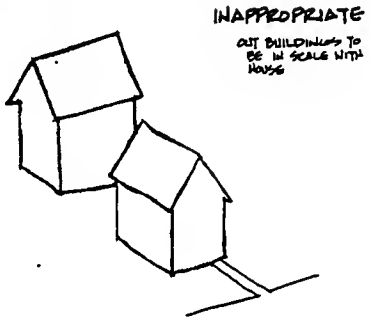
4. Additions near the front façade and at the sides.

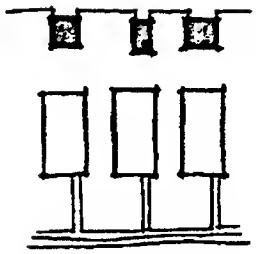
5. Imitating historic styles and details although they may be adapted and reflected.

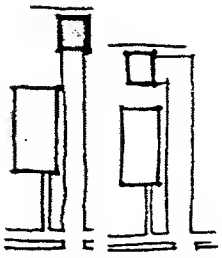
6. Blocking the light to adjacent buildings.



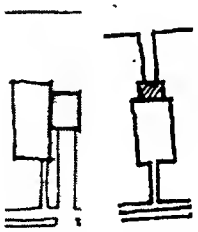








MAYBE IF NO ALLEY ACCESS



INAPPROPRIATE

SITE DEVELOPMENT AND LANDSCAPE GUIDELINES

The trees and landscaping of the esplanades and the residential grounds are an integral part of the scale and charm of Woodruff Place. Presently there exists a wide variety of tree species which make a vital contribution to the area. In order to preserve this environment, residents will be required to obtain a Certificate of Appropriateness for the removing of trees (deciduous shade trees greater than 2-1/2 inch caliper and ornamental 1-1/2 inch caliper at 6 inches above the ground, and evergreen shrubs over 36 inches in height) or any other landscaping changes or additions beyond normal maintenance. Trees shall be permanently maintained and preserved by the owner of the property and shall not be removed or cut down unless dead, dying, decayed or dangerous to life or property.

EXEMPT FROM NEEDING A CERTIFICATE OF APPROPRIATENESS

1. Planting, trimming or removing any plant material (excluding trees).
2. Installation of rear yard fencing behind an existing building.
3. Decorative yard embellishments.

RECOMMENDED

1. Maintain the original topographic character of site as perceived from the street.
2. Off-street parking located at the rear of the properties, oriented toward alleys, and screened if appropriate.
3. Parking lot dimensions, including the size of spaces, traffic pattern, and turning radius are to conform with the latest edition of *Architectural Graphic Standards* or other accepted city standards so that all spaces are usable and accessible.
4. Privacy fences, if desired, that enclose only the rear yard.
5. Front yard fences, if desired, that are open in style and relatively low (usually not in excess of 42 inches). Picket, wrought iron, or other ornamental fence may be appropriate, depending on the use of the property.
6. Trees that frame and accent buildings. (See Appendix D for Recommended Plants and Trees).

NOT RECOMMENDED

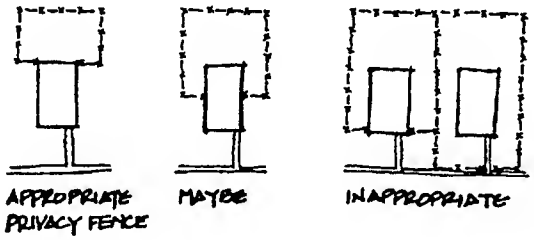
1. Significant changes in site topography by excessive grading or addition of slopes and berms.

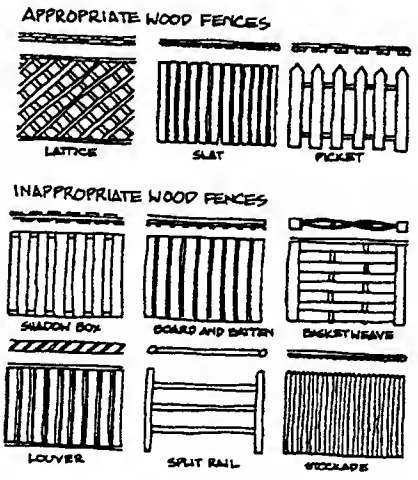
2. Rear privacy fences which begin any closer to the street than a point midway between the front and rear facades of the primary structure.

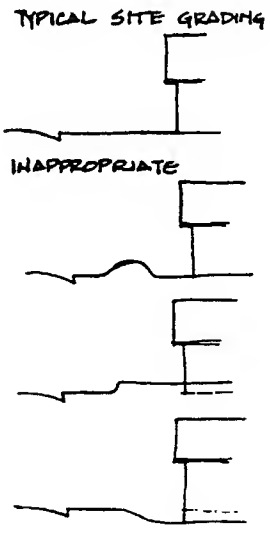
3. Privacy fences which are over six feet high.

4. Inappropriate fence types such as chain link, basket weave, shadow box, split rail, stockade and louvered.

5. Suburban massing of landscape materials and excessive foundation planting.







GUIDELINES FOR MOVING BUILDINGS

Historic buildings existing in the Historic Area should not be moved to other locations in the district. The moving of an historic structure should only be done as a last resort to save a building or possibly considered in the case where its move is necessary to accomplish development so critical to the neighborhood's revitalization that altering the historic context is justified. Moving a building strips it of a major source of its historic significance; its location and relationship to other buildings in the district. The existence of relocated buildings, especially in significant numbers, confuses the history of the district. The following guidelines are meant to assist in determining the appropriateness of moving a building.

RECOMMENDED

1. The building to be removed should be in danger of demolition at its present location or its present context should be so altered that it has lost significance.

2. The building to be moved should be compatible with the architecture surrounding its new site relative to style, scale, materials, mass and proportions.

3. The siting of a building on a new site should be similar to its previous site.

4. After a building is moved, covenants should be added to the deed detailing the type of work necessary for minimum proper restoration.

5. A plaque describing the date of the move and the original location should be placed in a visible location on the building.

NOT RECOMMENDED

1. Moving a building from outside the district if its loss will have a negative effect on its original neighborhood.

2. Moving buildings within the district. The existing location and relationship of buildings is a part of the neighborhood's history and gives us knowledge of historic lifestyles, development patterns, attitudes and neighborhood character.

SIGN GUIDELINES

NOTE: Woodruff Place is zoned residential, there is no commercial business.

RECOMMENDED

1. Signs which identify home occupations should be:

   Identification only (not advertising)

   No greater than one square foot of surface area

   Designed to be read at the entrance rather than from the street

   Discreetly mounted against the building

2. Lettering styles should be legible, message should be simple, and fabrication should be done with quality materials and craftsmanship.

3. A majority of the sign face should contain the business name and image.

4. Any temporary or incidental sign that is allowed by the sign Regulations of Marion County should adhere to the following guidelines:

- Architectural features on the building should not be obscured, and

- Attachment to historic material should be done in such a way that any change is reversible.

5. Signs should comply with all applicable ordinances and regulations.

NOT RECOMMENDED

1. Internally lighted signs and awnings.

2. Freestanding ground-mounted or pole signs, especially in residential areas. EXCEPTION: A free standing ground-mounted or pole sign may be considered appropriate when used to identify an historic resource that is open to the public. Such signs should be pedestrian-oriented and simple in design.

3. Billboards or other off-premises advertising signs.

4. Signs identifying a home occupation, historic information, or neighborhood association membership should not:

a. be individually lighted

b. be freestanding

c. constitute advertising.

5. Signs which conceal architectural details.
6. Signs that have negative impact on residential buildings.
7. Box signs that are constructed as independent box-like structures.
8. Flashing or animated signs.
9. Roof signs.

PARKING AREA GUIDELINES

NOTE: Woodruff Place is zoned residential. There are no commercial businesses. Use of land for parking, with the exception of traditional driveways and areas along alleys is strongly discouraged.

RECOMMENDED

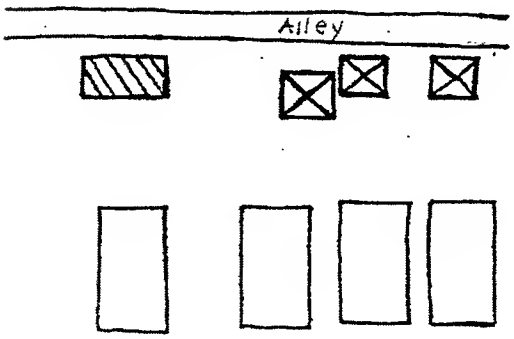
1. Use of existing alleys wherever accessible.
2. Use of traditional driveways when alley access does not exist (mostly along the west side of Woodruff Place West Drive).

NOT RECOMMENDED

1. Accessory parking structures that are accessed from anywhere other than an alley; if alley access is available.

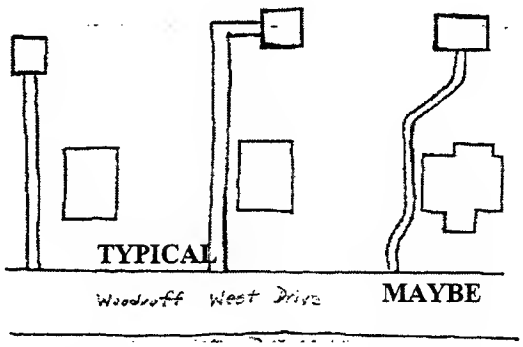
2. Development of any vacant parcel for parking purposes.

When Alley Access is Available



Appropriate Parking Access and Parking Area Relationship to Primary Structure

When No Alley Access is Available



Appropriate Parking Access and Parking Area Relationship to Primary Structure.

DEMOLITION GUIDELINES

This section explains the type of work considered in this plan to be demolition as well as the criteria to be used when reviewing applications for Certificates of Appropriateness that include demolition. Before receiving any permits or undertaking any work that constitutes demolition, a Certificate of Appropriateness or Authorization from the Indianapolis Historic Preservation Commission must be issued.

DEMOLITION DEFINITION:

For the purpose of this plan, demolition shall be defined as the razing, wrecking or removal by any means of the entire or partial exterior of a structure. The following examples are meant to help define demolition and are not all-inclusive:

1. The razing, wrecking or removal of a total structure.

2. The razing, wrecking or removal of a part of a structure, resulting in a reduction in its mass, height or volume.

3. The razing, wrecking or removal of an enclosed or open addition.

Some work that may otherwise be considered demolition may be considered rehabilitation, if done in conjunction with an IHPC Certificate of Appropriateness for rehabilitation. Examples include:

1. The removal or destruction of exterior siding and face material, exterior surface trim, and portions of exterior walls.

2. The removal or destruction of those elements which provide enclosure at openings in any exterior wall (e.g., window units, doors, panels).

3. The removal or destruction of architectural, decorative or structural features and elements which are attached to the exterior of a structure (e.g., parapets, cornices, brackets, chimneys).

Examples of work not included in demolition:

1. Any work on the interior of a structure.

2. The removal of exterior utility and mechanical equipment.

3. The removal, when not structurally integrated with the main structure, or awnings, gutters, downspouts, light fixtures, open fire escapes and other attachments.

4. The removal of signs.

5. The removal of paint.

6. The removal of site improvement features such as fencing, sidewalks, streets, driveways, curbs, alleys, landscaping, and asphalt.

7. The replacement of clear glass with no historic markings.

Note: Items 2, 3, 4, 5 and 6 may be considered rehabilitation and require a Certificate of Appropriateness under other guidelines in this plan.

CRITERIA FOR DEMOLITION:

The IHPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this section only if it finds one or more of the following:

1. The structure poses an immediate and substantial threat to the public safety.

2. The historic or architectural significance of the structure or part thereof is such that, in the Commission's opinion, it does not contribute to the historic character of the structure and the district, or the context thereof.

3. The demolition is necessary to allow new development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought, and/or

4. The structure or property cannot be put to any reasonable economically beneficial use for which it is or may be reasonably adapted without approval of demolition.

The IHPC may ask interested individuals or organizations for assistance in seeking an alternative to demolition.

When considering a proposal for demolition, the IHPC shall consider the following criteria for demolition as guidelines for determining appropriate action:

Condition

Demolition of an historic building may be justified by condition, but only when the damage or deterioration to the structural system is so extensive that the building presents an immediate and substantial threat to the safety of the public. In certain instances, demolition of selected parts of the building may be authorized after proper evaluation by the Indianapolis Historic Preservation Commission.

Significance

The commission has the responsibility of determining the significance of a structure and whether it contributes to the district. It shall consider the architectural and historical significance of the structure individually, in relation to the street, and as a part of the district as a whole. These same considerations will be given to parts of the building. The Commission will also consider how the loss of a building, or a portion thereof, will affect the character of the district, the neighboring buildings, and in the case of partial demolition, the building itself. Buildings that are noted in the plan as non-contributing or potentially contributing shall be researched to confirm that there is no obscured architectural or historical significance.

In making its determination of significance, the Commission shall consider the following:

1. Architectural and historical information included in this plan.

2. Information contained in the district's National Register.

3. Information contained in any other professionally conducted historic surveys pertaining to this district.

4. The opinion of its professional staff.

5. Evidence presented by the applicant.

6. Evidence presented by recognized experts in architectural history.

Replacement

Demolition of a structure may be justified when, in the opinion of the Commission, the proposed new development with which it will be replaced is of greater significance to the preservation of the district than retention of the existing structure. This will only be the case when the structure to be demolished is not of material significance, the loss of the structure will have minimal effect on the historic character of the district, and the new development will be compatible, appropriate and beneficial to the district.

To afford the Commission the ability to consider demolition on the basis of replacement development, the applicant shall submit the following information as required by the Commission or its staff:

1. Elevations and floor plans.

2. A scaled streetscape drawing showing the new development in its context (usually including at least two buildings on either side).

3. A site plan showing the new development and structure(s) to be demolished.

4. A written description of the new development.

5. A time schedule for construction and evidence that the new construction will occur.

6. Any other information which would assist the Commission in determining the appropriateness of the new development and its value relative to the existing structure(s).

Economics

If requested by the applicant, the Commission shall consider whether the structure or property can be put to any reasonable economically beneficial use for which it is or may be adapted, including (for income producing property) whether the applicant can obtain a reasonable economic return from the existing property without demolition. The owner has the responsibility of presenting clear and convincing evidence to the Commission. The Commission may prepare its own evaluation of the property's value, feasibility for preservation, or other factors pertinent to the case.

To afford the Commission the ability to consider the economic factors of demolition, the applicant shall submit the following information when required by the Commission:

1. Estimate of the cost of the proposed demolition and an estimate of any additional costs that would be incurred to comply with recommendations of the Commission for changes necessary for the issue of a Certificate of Appropriateness.

2. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for rehabilitation.

3. Estimated market value of the property both in its current condition, and after completion of the proposed demolition to be presented through an appraisal by a qualified professional appraiser.

4. An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure.

5. For property acquired within twelve years of the date an application for a Certificate of Appropriateness is filed: amount paid for the property, the date of acquisition, and the party from whom acquired, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was acquired, and any terms of financing between the seller and buyer.

6. If the property is income-producing, the annual gross income from the property for the previous two years; and depreciation deduction and annual cash flow before and after service, if any, during the same period.

7. Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two years.

8. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing or ownership of the property.

9. Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two years.

10. Copy of the most recent real estate tax bill.

11. Form of ownership or operation of the property, whether sole proprietorship, for-profit or non-for-profit corporation, limited partnership, joint venture, or other method.

12. Any other information which would assist the Commission in making a determination as to whether the property does yield or may yield a reasonable return to the owners, e.g. proforma financial analysis.

VIII. APPENDICES

(Looking West along Cross Drive from Centennial Fountain, c. 1910)

VIII. APPENDICES

A. Definition of Terms Based on Indiana Code (36-7-11.1 of April, 1990)

COMMISSION:

Refers to the Historic Preservation Commission appointed under IC 36-7-11.1-3.

HISTORIC AREA:

An area, within the county, declared by resolution of the Commission to be of historic or architectural significance and designated an "Historic Area" by the Historic Preservation Plan. This area may be of any territorial size or configuration, as delineated by the plan, without a maximum or minimum size limitation, and may consist of a single historic property, landmark, structure, or site, or any combination of them, including any adjacent properties necessarily a part of the Historic Area because of their effect on and relationship to the historic value and character of the area.

HISTORIC AREA PLAN:

A preservation plan prepared by the Commission for areas within Marion County declared to be local historic areas. Once the Commission has made a declaratory resolution of the historic or architectural significance of any area, structure, or site designation in it, the proposed plan is presented to the Metropolitan Development Commission for public hearing and adoption as part of the comprehensive plan of the county.

CERTIFICATE OF APPROPRIATENESS:

Once a plan is adopted, a person may not construct any exterior architectural structure or fence, or reconstruct, alter, or demolish any exterior or designated interior structure or feature in the area, until the person has filed with the staff of the Commission an application for a Certificate of Appropriateness, plans, specifications, and other materials prescribed, and a Certificate of Appropriateness has been issued. However, this does not:

A. Prevent the ordinary maintenance or repair of any exterior or designated interior architectural structure or feature that does not involve a change in design, color, or outward appearance of it.

B. Prevent any structural change certified by the Department of Metropolitan Development as immediately required for the public safety because of hazardous conditions.

C. Require a Certificate of Appropriateness for work that is exempted by the historic preservation plan.

WORK EXEMPT FROM CERTIFICATE OF APPROPRIATENESS:

The historic preservation plan may provide that certain categories of work accomplished in the Historic Area are exempt from the requirement that a Certificate of Appropriateness be issued. Various historic preservation plans may exempt different categories of work.

CERTIFICATE OF AUTHORIZATION:

The Certificate of Authorization is granted to allow an applicant to proceed with inappropriate work in those cases in which undertaking the appropriate work would result in substantial hardship or deprive the owner of all reasonable use and benefit of the property or where its effect would be insubstantial.

DEFINITIONS:

ELEVATION: A drawing showing the elements of a building as seen in a vertical plane.

FOOTPRINT: The outline of a building on the land.

NEW CONSTRUCTION: Any work undertaken on a new building or feature. An addition to an historic structure is considered new construction.

PLAN: A drawing illustrating the elements of a building as seen in a horizontal plane.

REHABILITATION: Any work undertaken on an existing building, regardless of the age of the building.

STREETSCAPE: A view or picture of the street setting depicting the proposed or existing building in relationship to other buildings on the street.

B. Woodruff Place Civic League Goals and Objectives

NOTE: The materials included in appendices B & C are included for information purposes only. The information and data were compiled by other entities using sources other than the Indianapolis Historic Preservation Commission and may be subject to change. Therefore, Appendix B and Appendix C are not part of the adopted Woodruff Place Historic Area Preservation Plan and should not be considered as part of the Plan when a proposal is undergoing review by the IHPC.

In addition to laying out the neighborhood's preservation objectives and design standards, the Woodruff Place Civic League wished to use this document to convey their organization's goals, interests, and objectives, and to outline projects which support the Plan. Following are some of the issues the League intends to address in the coming years.

Woodruff Place Civic League Goals:

- Implement incentive programs to encourage individual restoration and maintenance utilizing original quality, techniques, and materials.
- Establish a means through which the IHPC, Department of Metropolitan Development, Department of Parks and Recreation, and other concerned agencies and groups can work in cooperation with the Woodruff Place residents for a common purpose.
- Seek financial resources and generate funds to finance all efforts required to achieve long-range goals.
- Establish a communication base between residents/owner, tenants, and landlords.
- Establish a communication base (public relations) with the immediate surrounding community and the city as a whole.
- Maintain the working relationship with the Near East Side Community Organization (NESCO).
- Encourage the "self-help" idea to involve area residents; utilize local talent for local work.
- Perform research, index information, and store in a central location (Town Hall Library) most meaningful to those who need access.
- Research, identify, recover, store and display artifacts in a safe place (Town Hall).

- Disseminate historic and current-event information about Woodruff Place in Town Hall permanent displays and electronic media.

Neighborhood Survey Results

In 1998, the Woodruff Place Civic League conducted a survey of neighborhood residents to determine and prioritize issues for the board's consideration. A preliminary study identified 28 possible issues of concern for the neighborhood, which were divided into two categories: Esplanade Projects (15 items) and Town Hall Projects (13 items).

The survey was distributed to each home in the neighborhood. Residents were asked to rate the items from 1 to 5 (1 = low consideration, 5 = high consideration) or leave the item blank if you think the project needs no consideration. Sixty residents completed and returned the survey.

Listed below are the results in descending order of priority and concern for the Woodruff Place residents. *N* is number of residents out of 60 that rated that item, and *Score* is the average rating on a 5-point scale based on *N*.

Esplanade Projects

Rank	*Item*	*N*	*Score*
1	Fountain Restoration	59	4.58
2	Buying WP Rentals to Convert to Single Family then Resale	55	4.18
3	Urn and Statuary Restoration	58	4.16
4	10th Street Fence Restoration	60	4.03
5	Fountain Statuary Acquisition	52	3.69
6	Repair Michigan Street Columns	57	3.63
7	Fund Feasibility Study for Historic Preservation	50	3.62
8	Urn and Statuary Acquisition	56	3.38
9	Restore Michigan Street iron Fence	52	3.30
10	Planting Trees in Esplanade	47	3.17
11	South Entrance Landscaping	55	3.09
12	Linden Tree Plantings on Cross Drive	51	3.00
13	Hire a Woodruff Place Coordinator	40	2.90
14	More Esplanade Landscaping	50	2.84
15	Cobblestone Parts of Woodruff Place	38	2.53

Town Hall Projects

Rank	*Item*	*N*	*Score*
1	New Rest Rooms	39	4.49
2	Install Handicap Ramp	37	3.95
3	Remodel Kitchen	42	3.55
4	Permanent Photo Display	43	3.23
5	Replace Mercury Vapor Lights	45	3.18
6	New Windows	36	3.06
7	Better Acoustics	35	3.06
8	Pave Parking Lot	37	3.03

9	Fence in Town Hall Parking Area	30	2.90
10	Landscape Town Hall Yard	51	2.84
11	Sound System	36	2.55
12	New Stage Lighting	29	2.24
13	Remodel Second Floor Stage	32	1.90

C. Recommended Plants and Trees

NOTE: The materials included in appendices B & C are included for information purposes only. The information and data were compiled by other entities using sources other than the Indianapolis Historic Preservation Commission and may be subject to change. Therefore, Appendix B and Appendix C are not part of the adopted Woodruff Place Historic Area Preservation Plan and should not be considered as part of the Plan when a proposal is undergoing review by the IHPC.

Types of Landscaping Styles

As a preliminary indication to what types of landscaping styles were prevalent when Woodruff Place was developed the following examples are presented. This list, however, is only meant to aid in landscape restoration and is not necessarily what is required or appropriate for Woodruff Place.

1856 to 1881 (from *Reading the Landscape*, Mary Theilgaard Watts, pp. 197-201)

- Scattered Trees, Individually Isolated
- Isolated Specimen Shrubs
- No Foundation Plantings
- Vines on Porches
- Wooden Picket Fences
- Evergreen Specimen Shrubs
- Trees Surrounded by Bedding Plants
- Orchards and Vegetable Gardens

1881 to 1906 (from *Reading the Landscape*, Mary Theilgaard Watts, pp. 201-205)

- Trees Defining Property Lines
- Isolated Specimen Trees
- Urns
- Orchards
- Carpet Bedding and Geometric Flower Beds Scattered in Yards
- Shorter Wooden Fences
- No Foundation Plantings
- Statues "Embellishments"
- Vegetable Gardens

Selected Plant List of Gardens of 1850-1875

A list of plant types that were used in the Midwest between 1850 to 1875 (compiled by Natalie Alpert, University of Illinois, Urbana, 1976) is listed below.

ORNAMENTAL TREES AND SHRUBS:

Ailanthus	Hop Tree	Maple	Persimmon	Walnut
Ash	Judas Tree	Mountain Ash	Poplar	Wigilia
Beech	Laburnum	Mulberry	Pawlonia	Willow
Birch	Linden or Lime	Oak	Sassafras	Sweet Shrub
Catalpa	Larch	Osage Orange	Sweet Gum	Snowball Bush
Elm	Locust	Paper Mulberry	Tulip Tree	
Hickory	Magnolia	Peach	Thorns (Crataegus)	

EVERGREEN TREES AND SHRUBS:

Ashberry	Burning Bush	Euonymus	Juniper	Spruce
Am. Arborvitae	Cypress	Evrgrn Thorn	Mahonia	Tree Box
Balsam Fir	Draft Box	Hemlock	Red Cedar	White Pine

CLIMBING PLANTS:

Bittersweet	Convolulus	European Ivy	Loasa	Sweet Pea
Calampelis Scabra	Cucumbers	Gourds	Phaseolus	Virginia Creeper
Cobaca Scandens	Dalichs	Ipomea	Rose	

ORNAMENTAL LEAVED PLANTS:

Amaranthus	Lady Fern	Perilla Nankinensis
Canna	Ostrich Fern	Ricinus

PLANTS FOR SUMMER HEDGE:

Amaranthus	Delphinium	Eschschollzia	Pansies
Antirrhinum	Delphinium Formosum	Gilias	Petunias
Bartonia Aurea	Double Daisy	Heliotrope	Phlox Drummondii
Calliopsis	Double Zinnia	Japan Pinks	Scabiosa
Campanula	Dwarf Chrysanthemum	Lupins	Swt-Scent Wht Candytuft
Centranthus Macrosephon	Dwarf Tropaeolum	Marigold	Verbenas
Cilia Achillaefolia	Erysemum	Mignonette	
Cutoca	Erysimum Arbansanum	Molope	

FLOWERS FOR BASKETS:

Abronia	Leptosiphon	Lobelia	Mignonette	Sweet Alyssum
Fenzlia	Loash	Memophila	Mimulus	Tropalolum

Recommended Street Trees, Department of Metropolitan Development, Division of Planning, 1990.

Typical: 2 1/2" caliper, 30' on center

* Denotes Narrow Spread

Botanical Name	Common Name	Best Varieties
Acer Platanoides	Norway Maple	Cleveland , *Emerald Queen, Summershade, Superform
Acer Rubru	Red Maple	*Armstrong, Red Sunset
Celtis Laevigata	Sugar Hackberry	
Celtis Occidentalis	Common Hackberry	Prairie Pride
Cercidiphyllum Japonica	Katsura Tree	
Corylus Colurna	Turkish Filbert	
Eucommia Ulmoides	Hardy Rubber Tree	
Fraxinum Americana	White Ash	Autumn Applause, Autumn Purple, Champaign County, Newport, Rose Hill
Fraxinum Pennsylvanica	Green Ash	Summit
Ginkgo Biloba	Ginkgo (male only)	*Sentry
Ostrya Virginiana	*American Hophornbeam	
Pyruss Calleryana	Callery Pear	*Aristocrat, *Chanticleer, Cleveland Select, Fauriei Redspire
Quercus Rubra	Red Oak	
Auercus Shumardii	Shumard Oak	
Sophora Japonica	Japanese Pagoda Tree	Regent
Tilia Cordata	Littleleaf Linden	Chancillor, Greenspire, Redmond
Ulmus Parvifolia	Lacebark Elm	
Zelkova Serrata	Japanese Zelkova	Village Green